



NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Five-Year Plan for Fiscal Years 2009 to 2013

Annual Plan for Fiscal Year 2011

Public Housing Authority Plan

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Public Housing Authority Plan

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Table of Contents

SECTION 1

PHA Information	1	Project-Based Vouchers	17
Mission	1	Capital Improvements	17
Five-Year Goals and Objectives	1	Capital Fund Annual Statement/ Performance Evaluation Report	17
Annual Goals and Objectives	4	Capital Fund Program Five-Year Action Plan	17
PHA Plan Update	6	Capital Fund Financing Program	17
Display Sites	6	Housing Needs	17
PHA Plan Elements	7	Additional Information	20
Eligibility, Selection, and Admission Policies	7	Accomplishments	20
Financial Resources	8	Significant Amendment and Substantial Deviation/Modification	29
Rent Determination	8	Required Submission for HUD Field Office Review	29
Operation and Management	8	Instructions form HUD-50075	31
Grievance Procedures	9		
Designated Housing for Elderly and Disabled Families	10		
Community Service and Self- Sufficiency	10		
Safety and Crime Prevention	10		
Pets	11		
Civil Rights Certification	11		
Fiscal Year Audit	11		
Asset Management	11		
Violence Against Women Act (VAWA)	12		
HOPE VI, Mixed-Finance Modernization or Development	12		
Demolition/Disposition	15		
Conversion of Public Housing	16		
Homeownership Programs	16		

SECTION 2

Housing Programs Projected Revenues and Uses	A1
Audit Report Dated June 30, 2009	A2
Capital Improvements and Fund Programs	A3
Proposed Flat Rent Schedule 2010- 2011	A4
Resident Advisory Board Comments	A5
Tenant Charge Catalogue	A6

ANNUAL PLAN 2011

PHA Information

PHA Name: **Norfolk Redevelopment and Housing Authority** PHA Code: **6-20**

PHA Type: ☐ Small ☐ High Performing ☒ **Standard** ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): **07/2011**

Inventory (based on ACC units at time of FY 7/2011)

Number of PH units: **3,485** Number of HCV units: **3,703 (authorized)**

Submission Type

☐ 5-Year and Annual Plan

☒ **Annual Plan Only**

☐ 5-Year Plan Only

Mission State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years:

The mission of NRHA is to provide quality housing opportunities that foster sustainable mixed-income communities.

Goals and Objectives Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous Five-Year Plan.

See page 20, Accomplishments.

FIVE-YEAR GOALS

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- Provide a one-for-one replacement of assisted rental housing. The strategies that may be applied to achieve this objective include (1) designating some units in conventional housing complexes as replacement units, (2) building new units, and/or (3) applying for additional housing choice vouchers. Special attention will be given to housing type, location, long-term viability, and economic sustainability.
- Apply for additional rental and special purpose vouchers as made available by the U.S. Department of Housing and Urban Development (HUD).
- Leverage private or other public funds to develop mixed-income communities. Resources used may include Low Income Housing Tax Credits (LIHTC) equity, and/or Replacement Housing Factor (RHF) funds.
- Seek partnerships with entities to further the goal of creating additional affordable housing opportunities.
- Acquire or build 100 new housing units.
- Pursue housing units or developments located throughout the city of Norfolk, particularly in non-impacted areas.
- Apply for multifamily Sponsor Partnerships for Revitalizing Communities (SPARC) rental housing funding.
- Work closely with other entities, including City of Norfolk departments, to create incentives to expand the supply of affordable housing.
- Explore, develop, and if feasible acquire affordable housing in locations throughout Norfolk to decrease densities of low-income persons and to promote mixed-income communities.

Goal 2: Improve the quality of assisted housing.

Objectives:

- Continue to work toward achieving high performer status for the Low-income Public Housing (LIPH) program through ongoing monitoring and review of key property management indicators.
- Maintain high performer status for the Housing Choice Voucher (HCV)/Section 8 program.
- Provide ongoing staff training on performance and revised duties as it relates to increasing efficiency in rent collections, rent calculations, income verification, performance standards, and monitoring.
- Concentrate on efforts to improve lease enforcement, unit inspections, and rent calculation functions.
- Develop a team to revise the existing plan for eliminating roach infestation. The team will include a member from the Resident Advisory Board; tenants-at-large, and staff from the Client Services, Property Management and Facilities Management departments of NRHA.
- Renovate or modernize public housing units in Oakleaf Forest, Grandy Village, and Diggs Town communities.
- Continue participation in the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community.
- Conduct a comprehensive assessment of entire asset portfolio, paying close attention to the properties that have not been renovated so as to determine feasibility of redeveloping, disposition, or demolishing and clearing those properties.

Goal 3: Increase assisted housing choices.

Objectives:

- Provide voucher mobility counseling for new move-in, transfer, and port-in clients.
- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program to provide housing opportunities for 25 participants.
- Continue to implement public housing homeownership program.
- Work with other private and public entities to create homeownership opportunities.
- Seek vouchers as requested by displaced residents for replacement of units.

Goal 4: Improve community quality of life and economic vitality.

Objectives:

- Implement measures to deconcentrate poverty by attracting higher-income public housing households to lower-income developments.
- Implement public housing security improvements.
- Identify and prioritize the services that can be sustained by NRHA.
- Identify, develop, and acquire revenue-producing properties (e.g., Mission College, Oakmont North, and Merrimack Landing properties).
- Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods.
- Expand the endowment with private contributions to support youth and social services.
- Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.

- Identify and aggressively pursue public and private grant opportunities to achieve the mission.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- Continue to expand NRHA's workforce development program to focus on pre-employment assessment, training, and placement of both public housing residents and HCV clients.
- Provide or obtain partnerships to provide supportive services to improve assistance recipients' employability.
- Provide or obtain partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.
- Develop or coordinate education and training programs that assist residents in becoming self-sufficient. Resources will be applied to client service programs that increase resident/client employment, training, and job skills.
- Increase the rental revenue in public housing family communities.

Goal 6: Ensure equal opportunity in housing for all Americans.

Objectives:

- Undertake affirmative measures to ensure assisted housing access regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of the unit size required.
- Affirmatively market assisted housing to races/ethnicities shown to have disproportionate housing needs.
- Affirmatively market assisted housing to local non-profit agencies that assist families with disabilities.
- Affirmatively market the HCV/Section 8 program to owners outside areas of poverty /minority concentrations.
- Seek designation of public housing for the elderly.
- Apply for special purpose vouchers targeted to the elderly and families with disabilities.
- Build broad political support for our mission among our stakeholders.
- Be actively involved in professional organizations and governmental boards.
- Align internal and external communications and policies to the mission, improve customer and stakeholder perceptions of NRHA to become the premier provider of housing and redevelopment services.
- Create positive awareness of NRHA activities and achievements with target audiences.

Goal 7: Improve energy efficiency in public housing.

Objectives:

- Study and if feasible implement an Energy Performance Contract (EPC) to fund energy conservation measures and reduce energy consumption in public housing.

ANNUAL PLAN 2011

- Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- Educate public housing residents on energy conservation methods.

2011 ANNUAL GOALS

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- Maintain public housing occupancy rate of 98 percent or higher.
- Continue to develop the Grandy Village public housing site to prepare for the new construction of both public housing units and affordable housing units.
- Leverage private and/or other public funds to support the development of additional affordable housing in NRHA-owned public housing communities, such as Grandy Village and Partrea Apartments. Financing measures may include LIHTC equity, RHF funds, or debt financing.
- Leverage private and/or other public funds to support the development of additional affordable housing on NRHA-owned property, such as Oakmont North. Financing measures may include LIHTC equity, RHF funds, or debt financing.

Goal 2: Improve the quality of assisted housing.

Objectives:

- Leverage Capital Fund program funds with other sources of financing, such as LIHTC, to continue the housing modernization program at the Oakleaf Forest public housing community.
- Continue pursuit of a Choice Neighborhoods Planning Grant to support the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community.
- Continue progress on all American Recovery and Reinvestment Act (ARRA) grant projects to ensure that they are completed on time and within budget.
- Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours.
- Continue efforts with pest eradication team. The team includes a member from the Resident Advisory Board; tenants-at-large, and staff from the Client Services, Property Management and Facilities Management departments of NRHA.
- Maintain tenant accounts receivable write-off rate at 5 percent or less.
- Increase customer satisfaction by surveying residents annually to help determine levels of customer satisfaction.
- Continue customer service training for staff.
- Survey residents at move-in and move-out time to determine level of customer satisfaction with housing developments.
- Include customers in planning and implementation of programs.
- Implement a leadership development and training program for Tenant Management Corporations (TMCs).
- Achieve a score of 80 or above on the HUD Real Estate Assessment Center (REAC) physical inspection of all LIPH communities.

Goal 3: Increase assisted housing choices.

Objectives:

- Continue demolition of the Moton Circle public housing community in preparation for the development of new affordable public housing units.
- Conduct an analysis to determine the feasibility of converting four midrise apartment complexes (Partrea, Hunter Square, Bobbitt, and Sykes Apartments) to project-based Section 8.
- Apply for additional rental and special purpose vouchers as made available by HUD.
- Seek housing choice vouchers for replacement of units as appropriate by residents being displaced.
- Provide accessible housing in all new housing developments.
- Incorporate universal design features in new housing developments as resources permit.
- Collaborate with other agencies and organizations to provide more accessible housing for the disabled.

Goal 4: Improve community quality of life and economic vitality.

Objectives:

- Implement measures to deconcentrate poverty by attracting higher-income public housing households to lower-income developments.
- Implement public housing security improvements.
- Identify and prioritize the services that can be sustained by NRHA.
- Identify, develop, and acquire revenue-producing properties (e.g., Mission College, Oakmont North, and Merrimack Landing).
- Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods.
- Expand the endowment with private contributions to support youth and social services.
- Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.
- Identify and aggressively pursue public and private grant opportunities to achieve the mission.
- Pursue grant funds for the expansion and renovation of the Calvert Square Family Investment Center (FIC) to operate a Workforce Development business café.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- Increase the number of assisted families obtaining employment by 20 people in the current workforce development program caseload.
- Maintain agreements with various human services groups such as Opportunity Inc., the Norfolk Community Services Board, Tidewater Community College, Virginia Maritime Board, Norfolk Public Schools, Southeastern Tidewater Opportunity Project (STOP), Veteran's Administration, Norfolk State University, Section 3 contractors, Life Enrichment Center, Hunton YMCA, YWCA, Metropolitan Laboratories, Hampton Rapid Transit (HRT), Virginia Employment Commission (VEC), Alliant Human Services, faith-based organizations, Heart to Heart, Dress for Success, Department of Rehabilitation Services, Genesis Group, Old Dominion University, the Department of Human Services, and the two local advocacy agencies that serve disabled residents, the Endependence Center, Inc. and the City of Norfolk's Office to End Homelessness.

ANNUAL PLAN 2011

- Maintain informal workforce development agreements with local businesses such as Tropical Smoothie; Givens Transportation and Warehouse, Inc.; Tidewater Community College (all campuses); Print Pak; Catalina Cylinders; Headway Employment Services (Hampton and Newport News); MacArthur Mall; Red Coat Janitorial Services; local naval shipyards; and the City of Norfolk Parking Authority.
- Develop partnerships with local and regional businesses for job placement and training.
- Continue implementation of the HOPE VI Endowment Trust with the United Way of South Hampton Roads and pursue expansion of endowment capacity with private contributions to support youth and social services.
- Pursue development of a tax exempt arm of the Authority for the purpose of applying for funding from foundations and other private organizations to support on-going self-sufficiency services and programs.
- Decrease the number of zero-income program participants by 50 percent by continuing monthly meetings to share information on available jobs and to access training needs to allow the participants to obtain income.

Goal 6: Ensure equal opportunity in housing for all Americans.

Objectives:

- Develop a transition plan for public housing based on Section 504 needs assessment.

Goal 7: Improve energy efficiency in public housing.

Objectives:

- Promote standards that promote energy efficiency and sustainability for all future NRHA new construction projects, such as LEED, Energy Star and Earth Craft.
- Implement an Energy Performance Contract to fund energy conservation measures and reduce energy consumption in public housing.
- Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- Educate public housing residents on energy conservation methods.

PHA PLAN UPDATE

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- NRHA's new completion date for the Broad Creek HOPE VI project is August 2011.
- The Authority continues to move toward a maximum or "**flat rent**" that is affordable to a household at 40 percent of Area Median Income (AMI). In 2011, flat rents for most family communities are anticipated to increase to a level affordable to households at 39 percent of AMI as compared to the 38 percent guide used in 2010. It is emphasized that rents would only increase for families where 30 percent of their income is in excess of the current Flat rent amount.
See "Proposed Flat Rent Schedule 2011-2012" Attachment 4.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

ANNUAL PLAN 2011

- NRHA's website: www.nrha.us
- NRHA administrative offices: 201 Granby Street (1st, 4th, and 5th floors) Norfolk, VA 23510; and 910 Ballentine Boulevard, Norfolk, VA 23504
- The following homeless shelters: The Dwelling Place, FOR Kids, Inc. and the Union Mission
- City of Norfolk's Department of Human Services Workforce Development Center (Little Creek Road, Norfolk, VA)
- City of Norfolk's Human Resource Department (741 Monticello Avenue, Norfolk, VA)
- Norfolk Community Services Board
- The Endependence Center
- Senior Services of Southeastern Virginia

All NRHA property management offices as follows:

- Calvert Square – 900 Bagnall Road; (757) 624-8611
- Diggs Town – 1619 Vernon Drive; (757) 624-8606
- Grandy Village – 3151 Kimball Terrace; (757) 624-8608
- Oakleaf Forest – 1701 Greenleaf Drive; (757) 624-8612
- Tidewater Gardens – 450 Walke Street; (757) 624-8602
- Young Terrace – 816 Cumberland Street; (757) 624-8610
- Eulalie Bobbitt Apartments – 5920 Poplar Hall Drive; (757) 624-8616
- Hunter Square Apartments – 825 Goff Street; (757) 624-8619
- Robert Partrea Apartments – 701 Easy Street; (757) 624-8618
- Sykes Apartments – 555 E. Liberty Street; (757) 624-8617
- Franklin Arms – 2500 E. Princess Anne Road; (757) 314-1520
- Broad Creek - 1420 Merrimack Avenue; (757) 628-8270

All Tenant/Resident Management Corporations (T/RMC) offices are located as follows:

- Calvert Square Advisory Council – 893 Bagnall Road; (757) 625-3070
- Diggs Town TMC – 1619 Greenleaf Drive; (757) 543-0316
- Grandy Village TMC – 735 Wiley Drive; (757) 627-2613
- Oakleaf Forest TMC – 1706 Greenleaf Drive; (757) 543-3568
- Tidewater Gardens TMC – 1016 Mariner Street; (757) 625-2926
- Young Terrace TMC – 823 Smith Street; (757) 625-3006
- Eulalie Bobbitt Midrise Advisory Council – 5920 Poplar Hall Drive; (757) 624-8616
- Hunter Square Midrise Advisory Council – 825 Goff Street; (757) 625-1434
- Robert Partrea Midrise Advisory Council – 701 Easy Street; (757) 624-8616
- Sykes Midrise Advisory Council – 555 E. Liberty Street; (757) 314-1457
- Franklin Arms Advisory Council – 2500 E. Princess Anne Road; (757) 314-2063

PHA Plan Elements. (24 CFR 903.7)

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.**

The "Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures" are contained in NRHA's Admissions and Continued Occupancy Policy chapters 2, 3, 4, and 5 for public housing, and in NRHA's Administrative Plan for Section 8/Housing

Choice Voucher, Chapter 4 for HCV clients. Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant based assistance. The statement also should include the non-federal sources of funds supporting each federal program and state the planned use for the resources.

See "Housing Programs Projected Revenues and Uses," Attachment 1.

3. **Rent Determination.** A statement of the policies governing of the PHA governing rents charged for public housing and HCV dwelling units.

The rent determination policies for public housing are contained in the Admission and Continued Occupancy Policy, chapter 6. The rent determination policies for the HCV dwelling units are contained in the Administrative Plan, chapter 6. Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance, management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

NRHA's rules, standards, and policies that govern the maintenance and management of Public Housing and the management of HCV/Section 8 are located within the following documents:

- Admissions and Continued Occupancy Policy (ACOP) - Public Housing
- Administrative Plan – HCV/Section 8
- Housing Management Policies and Procedures Manual - Public Housing
- Schedule of Maintenance Charges - Public Housing
- NRHA Employee Handbook
- Contracting and Procurement Policies

The above documents may be found in the main administrative offices located at 201 Granby Street and 910 Ballentine Boulevard, Norfolk, Virginia. The property management offices at each public housing community also have documents for public housing.

Proposed Changes to the Admission and Continued Occupancy Policy

- The possibility of implementing a non-smoking policy inside public housing units (see below).
- Update flat rent policy for each LIPH community. (See "Proposed Flat Rent Schedule 2011-2012" Attachment 4.)
- Update utility allowances for LIPH.
- Include 2010 area median income limits (2011 AMI has not been released as of January 26, 2011)
- Update the charge catalogue for LIPH. (See "Tenant Charge Catalogue" Attachment 6.)
- Update the grievance procedures for both LIPH and HCV Update the policy on handling resident claims for damages.

Non-Smoking Policy

In PIH Notice 2009-21, HUD encourages Public Housing Authorities (PHAs) to implement non-smoking policies in their public housing units in order to provide increased public health protection for residents of public housing. HUD cites reasons as to why a PHA should implement non-smoking policies:

- Cigarette smoking is the number one cause of preventable disease in the United States. The elderly and young populations, as well as people with chronic illnesses, are especially vulnerable to the adverse effects of smoking.
- Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, causing respiratory illness, heart disease, cancer, and other adverse health effects in neighboring families.
- Smoking is an important source of fires and fire-related deaths and injuries.
- Reduced maintenance costs. Turnover costs are increased when apartments are vacated by smokers. Additional paint to cover smoke stains, cleaning of the ducts, replacing stained window blinds, or replacing carpets that have been damaged by cigarettes can increase the cost to make a unit occupant ready.

According to the Smoke-Free Environment Law Project of the Center for Social Gerontology, there are over 112 PHAs and housing commissions that implement non-smoking policies. Some PHAs have established smoke-free buildings. Some PHAs have allow current residents who smoke to continue to do so, but only in designated areas and only until lease renewal or a date established by the PHA. Some PHAs prohibit smoking for new residents.

NRHA staff raised the non-smoking issues during the Annual Resident Forum on December 8, 2009 and November 13, 2010. There were mixed reactions from the residents as to whether NRHA should adopt a non-smoking policy. Some residents believed that it should be their right to smoke inside their home, while others believed that secondhand smoke negatively affected other non-smoking residents. Further discussion and research is needed before a decision on this subject is reached. NRHA will survey all public housing residents to ascertain the general consensus regarding this issue as well as ongoing consultation with the resident boards.

Proposed Changes in the Administrative Plan for the Housing Choice Voucher Program

No changes to the Administrative Plan are anticipated at this time. As mandatory changes are made by HUD they will be incorporated into the Administrative plan. However, staff are anticipating making several procedural changes.

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants:

NRHA uses a procedure by which tenants may obtain a fair and impartial resolution of disputes between tenants and the Authority. It is the policy of NRHA to ensure that all families have the benefit of all protections due to them under the law. If a complainant does not follow the procedures set forth in this policy and/or does not request a hearing, then the Authority's action, inaction, or decision shall be considered final on part of NRHA. Failure of a complainant to request a hearing does not constitute a waiver of his/her right to contest the Authority in an appropriate judicial proceeding.

For all aspects of the grievance and appeals process, a disabled person shall be provided reasonable accommodation to the extent necessary to provide the disabled person with an opportunity to use the grievance procedures equal to a non-disabled person.

The current Grievance Procedure for public housing is located in the Admissions and Continued Occupancy Policy, chapter 13. The current grievance procedure for HCV is located in the Administrative Plan, chapter 19. Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD.

Both Grievance Procedures will be changed in the upcoming year.

- 6. Designated Housing for Elderly only and designated housing for Disabled Families only. With respect to public housing shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.**

Designation of Public Housing Activity Description
1a. Development name: Franklin Arms
1b. Development (project) number: VA006-025, 100 units
2. Designation type Occupancy by only the elderly <input checked="" type="checkbox"/> 55+ years of age Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> 10-28-2008 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

Note: NRHA will pursue building a senior complex in Grandy Village (Project 6-8) in the future. At that time, NRHA will seek to designate that community for occupancy by persons 55 years of age or older (near elderly).

- 7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to public housing only).**

NRHA's policy and procedures for community service and self-sufficiency can be found in the Admissions and Continued Occupancy Policy, chapter 15. Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD.

- 8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (1) A description of the need for measures to ensure the safety of public housing residents; (2) A description of any crime prevention activities conducted or to be conducted by the PHA; and (3) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.**

NRHA conducts surveys both formally and informally of residents and other stakeholders. The surveys have identified issues and concerns indicating a need to continue providing security services, redirect resources, develop plans to curtail activities, and other relevant concerns.

NRHA will implement the following actions:

- Continue the partnership with the Norfolk Police Department (NPD).
- Implement crime prevention through environmental design strategies.
- Target crime prevention activities to at-risk youth, adults, or seniors.
- Continue and expand the volunteer resident patrol program.
- Develop a block watch program.
- Implement security surveillance cameras throughout the family and midrise developments;
- Continue to utilize community resource officers (police officers) throughout the family developments; contract security officers are assigned to the midrise developments.

As we continue to redevelop our communities new policing strategies will be employed. The NPD continues to be a critical piece in addressing safety in our public housing communities. A Memorandum of Understanding (MOU) is updated annually to continue the effective working relationship NRHA has had with the NPD for the past 20 years or more.

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

NRHA's policy and procedures allow for the ownership of pets in elderly and disabled units as well as in family units, and ensures that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. NRHA has established reasonable rules governing the keeping of common household pets. Nothing in NRHA's policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are considered a disability service animal

The policy and procedure for Pets is in the Admission and Continued Occupancy Policy, chapter 10. Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD.

10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

NRHA has examined its programs and proposed programs and found no impediments to fair housing choice within those programs. Further, NRHA annual plan is consistent with the City of Norfolk's Consolidated Plan.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

See "Audit Report dated June 30, 2009" Attachment 2.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

NRHA is carrying out asset management functions for the public housing inventory of the agency by monitoring development-based financial reports and key property management indicators on a

monthly basis. Site visits are conducted and reports are provided by NRHA's property management staff monthly on activities occurring at the development. A comprehensive stock assessment conducted in 2010 is used to develop long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for each community.

- 13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.**

Coordinated efforts with internal and external partners will be aggressive in identifying victims of domestic-related offenses as well as ongoing education on prevention and identification of domestic-related crimes in both the public housing and HCV/Section 8 programs. Strategies include immediate response from staff in partnership with NPD Community Resource Officers (CROs) to reduce incidents and additional injury or property damage to the victim. Other strategies include providing written notification to Section 8 landlords, including dissemination of VAWA Act information in landlord and tenant briefings, and distribution of pamphlets describing the program's purpose. Staff has been instructed to interview all reported victims (both formal and informal reports) of domestic-related crimes and forward results to Security Programs Manager for intervention (e.g., banning of alleged perpetrator if applicable and referral for services). Certification data will be maintained by the Security Programs Manager. Thirteen clients received services during the 2010 annual reporting period.

- 14. Hope VI, Mixed-Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.***

NRHA intends to transform all NRHA public housing properties into sustainable mixed-income communities over the next two to three decades, with dramatically enhanced physical and social environments, and providing one-for-one replacement of all demolished housing units with either new/refurbished assisted housing units or rental assistance for available private apartments.

The Authority has put into place a Housing Reinvention team to assist in planning, resource development and implementation of mixed-finance transactions to achieve the transformation of its assisted housing communities. The range of strategies aimed at transforming the physical environment will include but not be limited to: modernization of housing units; enhancements to open space and infrastructure; improvements to accessibility; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units within or outside NRHA properties; and complete redevelopment. Strategies to transform the social environment will include: enhanced partnerships to provide for supportive services and workforce development; clearly articulated lease modifications and enforcement to ensure working households and productive behaviors; and improved marketing and customer service to attract a broader, more diverse demographic mix of new applicants. Financing strategies will include: the pursuit of federal, state and local grants; utilization of tax credit equity for low income housing, historic properties and new markets; public and private debt; and exploration of conversions between traditional public housing funding, project-based Section 8, and HCV.

During the five-year plan, the Authority has and will continue pursuit of the following initiatives:

- In 2010, NRHA completed the renovation of 253 units and the construction of a 15,000 square foot learning center in Grandy Village. The Authority is continuing revitalization efforts at Grandy Village by elevating a portion of the site to allow future development of new housing units. A demolition application may be submitted to allow for development of a new senior building and family units. The Authority may request permission to demolish seven buildings (42 units) in 2011 so that the installation of infrastructure supporting new units may proceed.
- A reservation for four percent LIHTC equity and bond financing may be sought in 2011 for Oakleaf Forest. The interior and exterior improvements in Oakleaf Forest may proceed, pending sufficient tax credit financing.
- NRHA received approval from HUD for demolition of Moton Circle (all 138 units and one non-residential building) in 2010. Moton tenants are being relocated and demolition activities are anticipated to begin prior to July 1, 2011 and continue throughout 2011. NRHA will apply for HOPE VI and/or other federal grants to leverage with LIHTC financing to rebuild a mixed-income community on the Moton site.
- NRHA is exploring opportunities to utilize tax credit financing and/or bond financing for the purpose of renovating Diggs Town (422 units). The timetable for the renovations depends on the availability of sufficient Capital Fund Program resources or possibly revenue generated by an energy performance contract initiative.
- The Authority will pursue the development of new affordable units within and outside its properties in a manner that fosters sustainable mixed-income communities. These efforts are anticipated to focus on properties related to the senior midrise apartments owned by NRHA, as well as other areas.
- The Authority will continue to evaluate the feasibility of converting its existing assisted midrise developments to project-based Section 8 vouchers and/or pursuing mixed-finance modernization of these senior and disabled housing communities. This effort could coincide with the aforementioned pursuit of new affordable rental housing developments.
- It is anticipated that all close-out activities relating to the Broad Creek HOPE VI project will be completed by August 1, 2011. However, final reporting, documentation and audit work could continue throughout program year 2011.
- The Authority has submitted an application for funding consideration under the Capital Fund Community Facilities (CFCF) program to expand its Calvert Square Family Investment Center. With or without grant approval, the Authority may pursue approval in 2011 to dispose of this non-residential building to a non-profit entity established to attract additional resources for self-sufficiency and family supportive services.
- The City of Norfolk has engaged in a strategic planning process to redevelop the St. Paul's Quadrant area of downtown Norfolk, which includes the Tidewater Gardens assisted housing community. The Norfolk Department of Planning and Community Development is overseeing the initiative and has moved forward with an inclusive visioning process. It is anticipated that the redevelopment would include new homes, retail stores, open space, new streets and other improvements. If pursued, the redevelopment effort would be one of the largest building efforts in the City's history. An effort of this magnitude is a complex and expensive undertaking that would require many years of implementation, including the participation of citizens, public

regulatory agencies and private investors. It is emphasized that, to date, the City has not made a formal commitment of funds to make the vision a reality.

- The Authority submitted an application to HUD in December 2010 for a Choice Neighborhoods Initiative (CNI) Planning grant that could provide up to \$250,000 to further the development plans and partnerships for the St. Paul's Quadrant study and to prepare for a future possible application for redevelopment funding under the Choice Neighborhoods Initiative Implementation grant program. It is anticipated that the planning effort for this initiative will continue throughout the 2011 program year with or without a CNI Planning grant award. It is emphasized that in the event that redevelopment of Tidewater Gardens is pursued, the initiative will require an amendment to the Authority's Annual and Five-Year Plans.

Replacement Housing Fund Plan (RHF)

NRHA will pursue the construction of new public housing units using accumulated first increment replacement housing factor funds leveraged with public and private sources.

First increment RHF grant funds to be used in Grandy Village and the redevelopment of Moton Circle family units include: Grant VA36R006501-06 (\$245,963); RHF Grant VA36R006501-07 (\$389,203); RHF Grant VA36R006501-08 (\$806,557); RHF Grant VA36R006501-09 (\$795,277) and VA36R006501-10 (\$522,231). These grants combined result in a total of \$2,759,231. In addition, NRHA projects another \$260,000 may be available from future RHF first increment grant in 2011.

NRHA also has received second increment replacement housing factor funding, VA36R006502-09 \$348,748 and VA36R006502-10 \$364,217. Second increment funding must be leveraged with private sources. It is planned that second increment funding will be leveraged with low income housing tax credits for new development at Grandy Village and on the Moton site to produce additional public housing units.

Any balance of remaining first increment RHF funds received to date, along with future RHF grant funding, will be accumulated and used for the potential redevelopment of the Authority's existing public housing communities under mixed-finance development proposals. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals.

Demolition/Disposition Activity

Assisted housing projects where demolition or disposition activity is anticipated during the next five years are identified in the summary boxes below:

Demolition/Disposition Activity Description	
1a. Development name:	Grandy Village
1b. Development (project) number:	VA006-08
2. Activity type:	Demolition – Seven to nine buildings with 42 to 56 residential units to be requested to support construction of new units, possibly more in the future
Disposition –	Land for the mixed-finance development of new senior and family apartments
3. Application status -	Planned applications
4. Date application approved, submitted, or planned for submission:	05/01/2012
5. Number of units affected:	Demolition of 42 to 56 units; construction of 40 to 44 units
6. Coverage of action –	Part of the development
7. Timeline for activity:	
a. Actual or projected start date of activity:	03/01/2013
b. Projected end date of activity:	04/30/2015

Demolition/Disposition Activity Description	
1a. Development name:	Moton Circle
1b. Development (project) number:	VA006-05
2. Activity type:	Demolition - 138 residential units have been approved for demolition
Disposition –	Cleared land to be disposed to one or more entities to develop new mixed-income community
3. Application status –	Demolition and Disposition approved
4. Date application approved, submitted, or planned for submission:	05/27/2010
5. Number of units affected:	Demolition of 138 units; redevelopment housing mix to be determined
6. Coverage of action -	Total redevelopment
7. Timeline for activity:	
a. Relocation activity:	Start: 06/01/2010 End: 04/1/2011
b. Demolition activity:	Start: 05/01/2011 End: 12/31/2011

Demolition/Disposition Activity Description	
1a. Development name:	Oakleaf Forest
1b. Development (project) number:	VA006-12
2. Activity type:	Disposition – 257 residential units and land to be requested for approval for the purpose of a mixed-finance renovation. Approximately 6 units would be taken out of service as the result of consolidation to produce additional accessible units
3. Application status -	Planned application
4. Date application approved, submitted, or planned for submission:	10/1/2011
5. Number of units affected:	257 units
6. Coverage of action -	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	04/01/2012
b. Projected end date of activity:	03/01/2014

Demolition/Disposition Activity Description	
1a. Development name:	Calvert Square
1b. Development (project) number:	VA006-11
2. Activity type:	Disposition – One non-residential building used as a Family Investment Center and land to be conveyed to a non-profit entity for the purpose of pursuing additional resources for self-sufficiency and family supportive services.
3. Application status -	Planned application
4. Date application approved, submitted, or planned for submission:	09/01/2011
5. Number of units affected:	One non-residential building
6. Coverage of action –	One non-residential portion of the community
7. Timeline for activity:	
a. Actual or projected start date of activity:	11/01/2011
b. Projected end date of activity:	02/01/2013

Demolition/Disposition Activity Description	
1a. Development name:	Diggs Town
1b. Development (project) number:	VA006-06
2. Activity type:	Demolition – To be determined Disposition – 422 residential units and land to be requested for approval for the purpose of a mixed-finance renovation.
3. Application status -	Planned application
4. Date application approved, submitted, or planned for submission:	To be determined
5. Number of units affected:	422 units, possibly in phases
6. Coverage of action -	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	To be determined
b. Projected end date of activity:	To be determined

Conversion of Public Housing

NRHA does not have any developments or portions of developments that have been identified by HUD or NRHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act. NRHA will not convert any of its public housing developments.

Homeownership Programs

NRHA will implement a HCV/Section 8 Homeownership Program. The program will be limited to 25 participants, five clients per year for five years. Participants will be required to participate in the Family Self-Sufficiency (FSS) program, have a minimum required income and receive a positive landlord recommendation. The program was placed on hold due to uncertainty of funding. New regulatory changes have been included in the policy.

NRHA has a FSS Scattered-Site Homeownership program (VA 36-P-006-24) that was approved by HUD on 7/5/92 under the 5(h) program. Currently NRHA has 17 3-bedroom units remaining to be sold. Two units were sold in 2009. A proposed amendment to the FSS scattered-site housing program will be submitted to HUD to allow the program to be discontinued upon the completion of sales of the remaining units to public housing residents.

Aforementioned efforts to revitalize public housing communities may include the construction of new affordable homeownership units as well as the provision of assistance to low and moderate income homebuyers.

Project-based Vouchers

Under the HUD Asset Management Model, NRHA's elderly midrise complexes are not financially sustainable because insufficient Annual Contract Contribution (ACC) subsidy is received from HUD to support their operations. NRHA is currently evaluating options for restructuring the properties, possibly converting the four midrise complexes (Partrea Apartments with 114 units, Hunter Square Apartments with 91 units, Bobbitt Apartments with 84 units, and Sykes Apartments with 84 units) to project-based Section 8.

Capital Improvements.

See "Capital Improvements and Fund Programs," Attachment 3.

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

See "Capital Improvements and Fund Programs," Attachment 3.

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five-year period). Large capital items must be included in the Five-Year Action Plan.

See "Capital Improvements and Fund Programs," Attachment 3.

Capital Fund Financing Program (CFFP).

☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs based on the City of Norfolk's Consolidated Plan

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	12,109	4	4	4	5	3	4
Income >30% but <=50% of AMI	8,904	4	2	3	4	3	3
Income >50% but <80% of AMI	11,096	2	1	2	2	2	2
Elderly	4,407	4	3	3	3	2	2
Families with Disabilities *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – White	18,620	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Black	24,170	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	1,662	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Native American	204	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Asian	1,115	N/A	N/A	N/A	N/A	N/A	N/A

Note: 5 indicates greatest and 1 indicates least needed

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) X Section 8 tenant-based assistance (data provided 01/06/2011) Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
Family Type	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	8,565		
Extremely low-income <=30% AMI	6,682	78%	
Very low-income (>30% but <=50% AMI)	1,699	20%	
Low-income (>50% but <80% AMI)	175	2%	
Families with children	5,357	63%	
Elderly families	167	2%	
Families with Disabilities	1,001	12%	
Race – Black/African American	8,054	94%	
Race – American Indian/Alaska Native	22	.3%	
Race – Asian	7	.08%	

ANNUAL PLAN 2011

Race – Native Hawaiian/Other Pacific Islands	69	.8%	
Race – White	301	4%	
Race - Not assigned	112	1%	
Ethnicity – Hispanic or Latino	116	1%	
Ethnicity – Not Hispanic or Latino	8,337	97%	
Ethnicity – Not Assigned	112	1%	
Is the waiting list closed (select one)? Yes. If yes: How long has it been closed (# of months)? Since May 2010 Does the PHA expect to reopen the list in the PHA Plan year? No. Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance X Public Housing (data as of 01/10/2011) Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
Family Type	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	2,298		365
Extremely low-income <=30% AMI	2,054	89%	
Very low-income (>30% but <=50% AMI)	208	9%	
Low-income (>50% but <80% AMI)	32	1%	
Families with children	979	43%	
Elderly families	132	6%	
Families with Disabilities	442	20%	
Race – Black/African American	2,108	92%	
Race – American Indian/Alaska Native	11	.5%	
Race – Asian	4	.2%	
Race – Native Hawaiian/Other Pacific Islands	26	1%	
Race – White	108	5%	
Race - Not assigned	41	2%	
Ethnicity – Hispanic or Latino	45	2%	
Ethnicity – Not Hispanic or Latino	2,212	96%	
Ethnicity – Not Assigned	41	2%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,184	52%	
2 BR	693	30%	
3 BR	316	14%	
4 BR	67	3%	
5 BR	36	2%	
5+ BR	1	.04%	
Is the waiting list closed (select one)? No, the Public Housing waiting list is open for 3 bedrooms and larger.			
If yes: How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? N/A			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? N/A			

Additional Information: Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

ACCOMPLISHMENTS

FIVE-YEAR GOALS

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- **Provide a one-for-one replacement of assisted rental housing.**
Pursuing development of new units at Grandy Village, redevelopment of Moton Circle. Will achieve one-for-one replacement with development of new units and new vouchers through demolition process. Board commitment to provide new units for all Moton residents who wish to return and eligible based on return criteria. Applied and was approved for 95 vouchers for Moton Demolition, currently working on Hope VI application with 1 for 1 replacement as goal.
- **Apply for additional rental and special purpose vouchers as made available by HUD.**
Responded to two notices of funding availability made by HUD for additional vouchers. NRHA received 60 Veterans Assisted Supportive Housing (VASH) vouchers and 150 vouchers for non-elderly disabled persons.
- **Leverage private or other public funds to develop mixed income communities.**
Applied for Capital Magnet fund to provide predevelopment costs for mixed-finance projects.
- **Seek partnerships with entities to further the goal of creating additional affordable housing opportunities.** Continue to promote programs that can support additional housing opportunities with public and private partners.
- **Acquire or build 100 units.** Applied for Capital Magnet fund to provide predevelopment costs for mixed-finance projects, pursuing Hope VI application for Moton Circle, pursuing additional residential units at Grandy Village, and other potential LIHTC projects.
- **Pursue units or developments located throughout the city of Norfolk, particularly in non-impacted areas.** Currently pursuing potential development of an elderly project and a family project to expand quality affordable units in Norfolk.
- **Apply for multifamily Sponsor Partnerships for Revitalizing Communities (SPARC) rental housing funding.** No activity to report.

- **Work closely with other entities, including City of Norfolk departments, to create incentives to expand the supply of affordable housing.** No activity to report.
- **Explore, develop and if feasible acquire affordable housing in locations throughout Norfolk to decrease densities of low-income persons and to promote mixed-income communities.** Pursuing demolition and redevelopment of Moton Circle through a Hope VI program with a development program of new rental units, renovation of rental units, new homeownership units and housing choice vouchers. Evaluating potential expansions of existing sites and acquisition of new sites.

Goal 2: Improve the quality of assisted housing.

Objectives:

- **Continue to work toward achieving high performer status for the Low-income Public Housing (LIPH) program through ongoing monitoring and review of key property management indicators.** Submitted MASS Certification August 23, 2010 with score of 30 points (maximum points allowed). Report Cards redesigned to provide monthly grade in key management indicators based on new regulations.
- **Maintain high performance status for the Housing Choice Voucher (HCV)/Section 8 program.** Submitted SEMAP Certification August 23, 2010 as High Performer with a score of 99%.
- **Provide ongoing staff training on performance and revised duties as it relates to increasing efficiency in rent collections, rent calculations, income verification, performance standards and monitoring.** Rent calculation training provided through Nan McKay from August 11 through August 13, 2010 for all Property Managers, Administrative Specialists, Occupancy Specialists, Asset Zone Managers, and the Property Management Director. Housing Credit Certified Professional training and certification provided through VHDA from May 26 through May 28, 2010 for Tax Credit Property Manager, Asset Zone Managers, and the Property Management Director. In-house training provided for all Property Managers and Administrative Staff on Annual Re-certifications, Verifications, 50058 processes.
- **Concentrate on efforts to improve lease enforcement, unit inspections, and rent calculation functions.** The Security Programs Manager reviewed lease enforcement procedures with Property Managers after conferring with Attorney. Asset Zone Managers accompanying Property Managers on community inspections. New process developed to ensure timely follow up on inspection findings. Rent calculation training provided through Nan McKay from August 11 through August 13, 2010 for all Property Managers, Administrative Assistants, Occupancy Specialists, Asset Zone Managers, and the Property Management Director.
- **Develop a team to revise the existing plan for eliminating roach infestation. The team will include a member from the Resident Advisory Board, tenants at large, & staff from Client Services, Property Management and Facilities Management departments of NRHA.** A team consisting of residents and staff was developed in FY2010 to address pest eradication. The team recommended changes are currently being implemented.
- **Renovate or modernize public housing units in Oakleaf Forest, Grandy Village and Diggs Town.** Grandy air conditioning installation and Grandy Village Learning center completed as of June 2010. At Oakleaf Forest, staff is monitoring the tax credit market and is planning to utilize a combination of tax exempt bonds and 4percent tax credits to fund interior renovation. Site work at Grandy Village will allow future development. Site will allow development of planned elderly building, along with additional family units.
- **Continue participation in the City of Norfolk's strategic planning process to redevelop St. Paul's Quadrant downtown Norfolk area, which includes Tidewater Gardens public housing community.** Staff continues to participate in the City of Norfolk's planning process.

- **Conduct a comprehensive assessment of entire asset portfolio, paying particular close attention to the properties that have not been renovated so as to determine feasibility of redeveloping, disposition, or demolishing and clearing those properties.** Study is underway and will be completed by November 2010.

Goal 3: Increase assisted housing choices.

Objectives:

- **Provide voucher mobility counseling for new move-in, transfer and port-in clients.** Voucher mobility counseling takes place at all participant briefings. Participants are also given an information fact sheet at portability meetings.
- **Conduct outreach efforts to potential voucher landlords.** Two orientations are held each month for prospective landlords. Thirty-five new landlords have been recruited into the program.
- **Implement voucher homeownership program to provide housing opportunities for 25 participants.** Voucher homeownership program not implemented.
- **Continue to implement homeownership programs.** NRHA continues to implement public housing homeownership program. Scattered-site units are available for purchase by current public housing residents. Residents are referred to the home buyers program designed to prepare for homeownership.
- **Work with other private and public entities to create homeownership opportunities.** NRHA continues to work with other entities to create homeownership opportunities.
- **Seek vouchers as requested by displaced residents for replacement of units.** Applied and approved for 95 demolition/relocation vouchers for Moton Circle residents.

Goal 4: Improve community quality of life and economic vitality.

Objectives:

- **Implement measures to deconcentrate poverty by attracting higher-income public housing households to lower-income developments.** Continuing improvements at Grandy Village to enhance community with additional amenities and new lease requirements to better position community for more competitive rental market. Physical Needs Assessment currently underway includes a market study and recommendations for improvements to communities to enhance their market appeal.
- **Implement public housing security improvements.** An additional Security Coordinator was hired to assist with the implementation of community policing initiatives that include crime prevention programs for youth and adults. Security camera system design initiative underway. Security Programs has assisted in the preparation of security and emergency preparedness plans. Security Programs Coordinators have developed and administered crime prevention initiatives within the agency which are inclusive of, but not limited to, the planning and implementing of educational, intervention, and mentoring programs for youth. Two ongoing programs include the Girls 2 Women mentoring program and the Parent Connection program.
- **Identify and prioritize the services that can be sustained by NRHA.** NRHA has identified resident employability and self-sufficiency programs as key service programs that should be sustained for the benefit of residents.
- **Identify, develop and acquire revenue producing properties (e.g., Mission College, Oakmont North, Merrimack Landing).** Evaluating potential expansions of existing sites and acquisition of new sites.

- **Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods.** Currently exploring sites for property management.
- **Expand the endowment with private contributions to support youth and social services.** NRHA designated HOPE VI funds for the endowment.
- **Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.** No activity to report.
- **Identify and aggressively pursue public and private grant opportunities to achieve the mission.** Submitted for Capital Management Fund for predevelopment expenses for LIHTC projects, Pursuing Hope VI application for Moton Circle redevelopment.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- **Continue to expand NRHA's workforce development program to focus on pre-employment assessment, training, and placement of both public housing residents and HCV clients.** To enhance job creation and expand opportunities for both public housing residents and HCV clients, the Workforce Development staff has designed a curriculum that encompasses a health component, educational advancements, and job training/readiness pre-employment assessment for families and individuals.
- **Provide or obtain partnerships to provide supportive services to improve recipients' employability.** The Client Services Department continues to explore and engage partnerships that will provide a holistic pipeline of jobs meeting the skills and abilities of program participants that will allow them to be marketable to multiple employers and businesses.
- **Provide or obtain partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.** Will apply for additional funding through HRT for elderly/disabled transportation support to assist targeted population to live independently for as long as possible.
- **Develop or coordinate education and training programs that will assist residents in becoming self sufficient. Resources will be applied to client service programs that increase resident/client employment, training, and job skills. NRHA is planning a Promise Neighborhood Program to improve the academic and developmental outcomes of students living in Tidewater Gardens.**
- **Increase the rental revenue in public housing family communities.** Continue to work with public housing residents to increase employment.

Goal 6: Ensure Equal Opportunity in Housing for all Americans.

Objectives:

- **Undertake affirmative measures to ensure assisted housing access regardless of race, color, religion national origin, sex, familial status, and disability.** NRHA continues to ensure assisted housing access regardless of race, color, religion, national origin, sex, familial status and disability.
- **Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.** NRHA continues to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.
- **Undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of unit size required.** NRHA will incorporate universal design into

project planning as well as follow HUD and VHDA 504 requirements in all future developments.

- **Affirmatively market assisted housing to races/ethnicities shown to have disproportionate housing needs.** NRHA markets assisted housing to races/ethnicities shown to have disproportionate housing needs.
- **Affirmatively market assisted housing to local non-profit agencies that assist families with disabilities.** NRHA markets assisted housing to local non-profit agencies that assists families with disabilities.
- **Affirmatively market the HCV/Section 8 program to owners outside areas of poverty/minority concentrations.** HCV Landlord Liaison seeks properties to place on the referral list that are in low poverty areas.
- **Seek designation of public housing for the elderly.** Franklin Arms is designated for the elderly. As additional senior complexes are planned, will review need for designated housing.
- **Apply for special purpose vouchers targeted to the elderly and families with disabilities.** Applied for rental assistance funding through HUD for nonelderly persons with disabilities Notice of Finding Availability.
- **Build broad political support for our mission among our stakeholders.** Routinely conduct Board briefings, meet with residents, adjacent communities, Council Members, and other interest parties to keep abreast of planned activities and to build support.
- **Be actively involved in professional organizations and governmental boards.** Staff actively involved in Commission on Aging, Norfolk Task Force on Aging, Senior Olympics, and various committees and organizations. The goal of the new Client Services Director is to affiliate herself with professional organizations and governmental boards (i.e., Workforce Investment Board, Community Task Forces) to expand opportunities for growth and development of services provided to residents and clients.
- **Align internal and external communications and policies to the mission, improve customer and stakeholder perceptions of NRHA to become the premier provider of housing and redevelopment services.** Enhanced resident and client participation in five-year and annual PHA plan development. Monthly coordination meetings between Housing Reinvention and Housing Operations departments.
- **Create positive awareness of NRHA activities and achievements with target audiences.** NRHA continues to work towards creating a positive awareness of NRHA activities and achievements with target audiences. Residents are involved in many planning activities. Input is sought on program development and implementation, such as pest eradication.

Goal 7: Improve energy efficiency in public housing.

Objectives:

- **Study and if feasible implement an Energy Performance Contract (EPC) to fund energy conservation measures and reduce energy consumption in public housing.** Energy audit was completed and Energy Service Company is preparing final report and scope of work for contract. Report due February 2011.
- **Incorporate green initiatives in the operation and maintenance of public housing such as recycling, energy-saving lighting, using Energy Star appliances, and using green cleaning products, paints and other materials.** NRHA is beginning to update purchasing manual to include green initiatives. Communities beginning to utilize green products for cleaning. Purchases made for refrigerators are energy star. Recycling is done in Housing Operations building. The Workforce Development staff is currently in the process of investigating opportunities to employ residents in green jobs.
- **Educate public housing residents on energy conservation methods.** Residents are encouraged to conserve energy.

2011 Annual Goals

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- **Maintain public housing occupancy rate of 98 percent or higher.** FY10 Occupancy rate was 99.53percent. As of September 21, 2010 vacant unit turn time was 14.47 days.
- **Leverage private and/or other public funds to support the development of additional affordable housing in NRHA-owned communities, such as Grandy Village, Partrea Apartments, Park Terrace, and Oakmont North. Financing measures may include LIHTC, New Market Tax Credits (NMTC), RHF.** Planning for the development of additional units at Grandy Village using RHF, LIHTC, and other sources. Also pursuing potential LIHTC project to be financed using LIHTC and debt on property adjacent to Partrea apartments.

Goal 2: Improve the quality of assisted housing.

Objectives:

- **Complete the Grandy Village Community Center building and achieve Leadership in Energy and Environmental Design (LEED) silver-level certification.** The Grandy Village Community Center completed. LEED silver level certification anticipated (designations are given after one year of operations).
- **Strive for certifications such as LEED and or Earth craft to promote the best quality housing in all future NRHA new construction projects.** No activity to report.
- **Continue to develop the Grandy Village public housing site to prepare for the new construction of both public housing units and affordable housing units.** Site is currently being prepared for future development. Future development plan to be discussed with the community and coordinated with the City.
- **Leverage Capital Fund program funds with other sources of financing - such as low-income housing tax credits - to continue the housing modernization program at the Oakleaf Forest public housing community.** A mixed-finance renovation project is still under consideration for Oakleaf Forest to leverage the investment of the road work that is currently under construction. Staff is monitoring the tax credit market and is planning to utilize a combination of tax exempt bonds and 4percent tax credits to fund interior renovation.
- **Continue participation in the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community.** Continue to participate in City of Norfolk's planning process.
- **Continue progress on all American Recovery and Reinvestment Act (ARRA) grant projects to ensure that they are completed on time and within budget.** Work continues on all projects and will meet the 60percent complete deadline of March 2011 and the 100percent complete by March 2012.
- **Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours.** Maintenance response times for routine resident work requests average 2.60 days and emergency work requests are completed 99.89percent within 24 hours for the period of July 1, 2009 through June 30, 2010.
- **Continue efforts with pest eradication team. The team includes a member from the Resident Advisory Board; tenants-at-large, and staff from the Client Services, Property Management and Facilities Management departments of NRHA.** Currently implementing recommendations made by the Pest Eradication team.
- **Maintain current write-off rate at five percent or less.** Write-offs have been maintained at a rate of 1.44percent for fiscal year 2010.
- **Increase customer satisfaction by surveying residents annually to help determine levels of customer satisfaction.** Customer service survey distributed to assess the

resident's satisfaction with Property Management. Resident satisfaction survey response rate was 59percent with the following results: 84percent felt that the management staff was welcoming, responsive, and courteous; 78percent felt that the staff communicated well, and 65percent were satisfied with maintenance and repairs. Move out survey response rate was 31percent with the following results: 50percent lived in housing more than 6 years, 50percent lived in housing less than 6 years, 86percent felt management was welcoming, responsive, and courteous, 86percent felt management communicated, 60percent felt the condition of their apartment was excellent or good, 73percent were satisfied with maintenance and repairs.

- **Continue customer service training for staff.** Customer service training provided in March and April 2010 for all Property Management staff.
- **Survey residents at move-in and move-out time to determine level of customer satisfaction with housing developments.** New resident survey response rate was 53percent with the following results: 97percent were satisfied with the information provided at New Resident Orientation, 95percent were satisfied with the on-site management staff, 90percent felt that management provided information on rules, policies, and programs, 53percent felt the condition of their unit was excellent or good upon move-in. Move out survey response rate was 31percent with the following results: 50percent lived in housing more than 6 years, 50percent lived in housing less than 6 years, 86percent felt management was welcoming, responsive, and courteous, 86percent felt management communicated, 60percent felt the condition of their apartment was excellent or good, 73percent were satisfied with maintenance and repairs.
- **Include customers in planning and implementation of programs.** The Client Services Department plans to be more aggressive in the planning and implementation of programs by attending resident meetings and seeking ways to incorporate their ideas into our Workforce Development plans.
- **Implement a leadership development and training program for Tenant Management Corporations (TMCs).** Quarterly leadership training has been developed and is currently being implemented to include security training, capacity building, and resource development.

Goal 3: Increase assisted housing choices.

Objectives:

- **Demolish the designated existing Moton Circle public housing units in preparation for the new development of affordable and public housing units.** Demolition application approved on May 27th 2010, relocation scheduled to be completed by December 2010.
- **Implement revised voucher payment standards.** Effective July 1, 2010 NRHA's new Voucher Payment Standards were set at 100percent of the HUD Fair Market Rate for the area.
- **Implement site-based waiting lists for all NRHA public housing communities. Applicants will be able to pick up applications at property management offices and select one site-specific community, up to three communities, or all communities.** Implemented site-based waiting lists for all NRHA public housing communities. Applicants are able to pick up applications at property management offices and select one site-specific community, up to three communities, or all communities.
- **Conduct an analysis to determine the feasibility of converting the four midrise apartment complexes (Partrea, Hunter Square, Bobbitt, and Sykes Apartments) to project-based HCV/Section 8.** No activity to report.
- **Seek vouchers for replacement of units as requested by residents being displaced.** Applied and approved for 95 demolition/relocation vouchers for Moton Circle residents.
- **Seek special purpose vouchers as made available by HUD.** Responded to two notices of funding availability made by HUD for additional vouchers. NRHA received 60 Veterans

Assisted Supportive Housing (VASH) vouchers and 150 vouchers for non-elderly disabled persons.

- **Provide accessible housing in all new housing developments.** 504 or VHDA requirements will be met in all future developments and renovations.
- **Incorporate universal design features in new housing developments as resources permit.** Universal design principles will be incorporated into the future redevelopment of Moton Circle.
- **Collaborate with other housing developers to provide more accessible housing for the disabled.** No activity to report.
- **Explore co-housing options for viability and feasibility.** No activity to report.

Goal 4: Improve community quality of life and economic vitality.

Objectives:

- **Implement measures to deconcentrate poverty by attracting higher-income public housing households to lower-income developments.** Continuing improvements at Grandy Village to enhance community with additional amenities and new lease requirements to better position community for more competitive rental market. Physical Needs Assessment currently underway includes a market study and recommendations for improvements to communities to enhance their market appeal.
- **Implement public housing security improvements.** An additional Security Coordinator was hired to assist with the implementation of community policing initiatives that include crime prevention programs for youth and adults. Security camera system design initiative underway. Security Programs has assisted in the preparation of security and emergency preparedness plans. Security Programs Coordinators have developed and administered crime prevention initiatives within the agency which are inclusive of, but not limited to, the planning and implementing of educational, intervention, and mentoring programs for youth. Two ongoing programs include the Girls 2 Women mentoring program and the Parent Connection program.
- **Identify and prioritize the services that can be sustained by NRHA.** NRHA has identified resident employability and self-sufficiency programs as key service programs that should be sustained for the benefit of residents.
- **Identify, develop and acquire revenue producing properties (e.g., Mission College, Oakmont North, Merrimack Landing).** Evaluating potential expansions of existing sites and acquisition of new sites.
- **Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods.** Currently exploring sites for property management.
- **Expand the endowment with private contributions to support youth and social services.** NRHA designated HOPE VI funds for the endowment.
- **Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.** No activity to report.
- **Identify and aggressively pursue public and private grant opportunities to achieve the mission.** Submitted for Capital Management Fund for predevelopment expenses for LIHTC projects. Pursuing Hope VI application for Moton Circle redevelopment.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- **Increase the number of assisted families obtaining employment by 20 percent of current workforce development program caseload.** Increased the number of assisted families obtaining employment by 25 percent of current workforce development program caseload. (Current employed caseload is 89) Anticipate developing Section 3 initiatives through the HOPE VI Moton Circle project.
- **Maintain agreements with various human services groups such as Opportunity Inc., Community Services Board, Tidewater Community College, Virginia Maritime Board, Norfolk Public Schools, Southeastern Tidewater Opportunity Project (STOP), Veteran's Administration, Norfolk State University, Section 3 contractors, Life Enrichment Center, YMCA, YWCA, Metropolitan Laboratories, Hampton Rapid Transit (HRT), Virginia Employment Commission (VEC), Alliant Human Services, faith-based organizations, Heart to Heart, Dress for Success, Department of Rehabilitation Services, Genesis Group, Old Dominion University, the Department of Human Services, and the two local advocacy agencies that serve disabled residents, the Endependence Center, Inc. and the City of Norfolk's Office to End Homelessness.** Maintain agreements with current partners and build new partnerships based upon the program/service needs of the clients. New partnerships include Eastern Virginia Medical Center (EVMS), Hampton Roads Community Health Center (HRCHC), Comfort Systems of VA Inc., Autumn Care, Navy Exchange, Consulate Health Care, Ocean Marine Yacht Club, Personal Touch Home Care, Day Porter, National Right to Work, One Home Health Care, Barnes & Nobles, Artifax, and Maersk Distribution.
- **Maintain informal workforce development agreements with local businesses such as Tropical Smoothie; Givens Transportation and Warehouse, Inc.; Tidewater Community College (all campuses); Print Pak; Catalina Cylinders; Headway Employment Services (Hampton and Newport News); MacArthur Mall; Red Coat Janitorial Services; local naval shipyards; and the City of Norfolk Parking Authority.** A Workforce Development staff person has been designated as the person responsible for developing partnerships with local employers for the purpose of providing employment opportunities to residents participating in the Workforce Development Program.
- **Develop partnerships with local and regional businesses for job placement and training.** Maintaining agreements with local businesses as well as seeking new partnerships for the purpose of providing employment opportunities to residents participating in the Workforce Development Program.
- **Expand private contributions to support youth and social services to build upon success of previous grants.** Exploring the feasibility of developing a tax-exempt arm of client services for the purpose of applying for funding from foundations and other private organizations to support on-going self-sufficiency services and programs.

Goal 6: Ensure equal opportunity in housing for all Americans.

Objectives:

- **Develop a transition plan for public housing based on Section 504 needs assessment.** 504 Committee meets monthly to develop transition plan. Physical evaluation of public housing communities currently underway as part of a strategic capital plan service contract.

Goal 7: Improve energy efficiency in public housing.

Objectives:

- **Study and if feasible implement an Energy Performance Contract to fund energy conservation measures and reduce energy consumption in public housing.** Energy audit was completed and Energy Service Company is preparing final report and scope of work for contract. Report due January 2011.
- **Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.** NRHA is beginning to update purchasing manual to include green initiatives. Communities beginning to utilize green products for cleaning. Purchases made for refrigerators are energy star. Recycling is done in Housing Operations building. The Workforce Development staff is currently in the process of investigating opportunities to employ residents in green jobs.
- **Educate public housing residents on energy conservation methods.** Residents are encouraged to conserve energy through Community Newsletters.

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Substantial deviations or significant amendments or modifications are defined as follows:

(a) Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

(b) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Exceptions to these items will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by NRHA.

c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

Not applicable.

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights).
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only).
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only).
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only).
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only).

ANNUAL PLAN 2011

- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations
- (g) Challenged Elements.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only).
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Note: Items (a) through (e) will be completed and included in the final plan submitted to HUD. Item (f), which is Attachment 5, contains a list of RAB members and comments from the resident forum. All comments will be included in the final plan submitted to HUD. Item (g), will be included in item (f). Items (h) and (i) can be found in Attachment 3.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

INDICATE WHETHER THIS SUBMISSION IS FOR AN ANNUAL AND FIVE-YEAR PLAN, ANNUAL PLAN ONLY, OR 5-YEAR PLAN ONLY.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families.

PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the

economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities,

services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed-Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

Hope VI or Mixed-Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed-Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings

(including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

To submit the initial budget for a new grant or CFFP;

To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items,

modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP).

Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete

annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs.

Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals.

PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office

Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (**PHAs receiving CFP grants only**)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (**PHAs receiving CFP grants only**)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (**PHAs receiving CFP grants only**)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (**PHAs receiving CFP grants only**)
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report*** (**Must be attached electronically for PHAs receiving CFP grants only**). See instructions in 8.1.
- (i) Form HUD-50075.2, ***Capital Fund Program Five-Year Action Plan*** (**Must be attached electronically for PHAs receiving CFP grants only**). See instructions in 8.2.

HOUSING PROGRAMS

Projected Resources and Uses

Projected Resources		Fiscal Year 2011
Capital Grant Program - HUD PHA Grants	\$	10,123,653
Capital Grant Program (ARRA) - HUD PHA Grants		6,511,014
Capital Grant Program - HUD PHA Grants for Operations		1,200,000
Federally Aided Communities - HUD PHA Grants		16,130,620
Tenant Rent - Federally Aided Housing		9,406,575
Housing Choice Voucher - HUD PHA Grants		19,947,646
Housing Choice Voucher - HUD PHA Grants (Adm)		2,043,189
Housing Choice Voucher SRO - HUD PHA Grants		301,970
HOPE VI Program - CSS Endowment Grant		307,177
ROSS (PH Family Self Sufficiency Grant)		142,677
HRT Job Access/Reverse Commute Grant		366,907
Fire and Safety Grant		335,404
Appropriations from Other Programs		1,305,283
Other Revenue- External Sources		98,567
Interest Income		137,788
Appropriation of Housing Opportunity Reserves		152,625
Total Housing Program Resources		68,511,095
Projected Uses		
Federally Aided Communities Capital Expenditures	\$	10,123,653
Federally Aided Communities Capital Expenditures (ARRA)		6,511,014
Federally Aided Housing Programs		27,880,586
Housing Choice Voucher Payments		20,249,616
Housing Choice Voucher Program (Administration)		2,441,436
Fire and Safety Grant		335,404
ROSS Grant PH Family Self Sufficiency Grant		142,677
Job Access/Reverse Commute Grant		366,907
HOPE VI CSS Grant		307,177
Homeownership Program		152,625
Total Housing Programs Uses	\$	68,511,095

Projected Revenues	FY2010	FY2009	Change \$	Change %
Capital Grant Program - HUD PHA Grants	\$9,961,087	\$8,285,331	\$1,675,756	20.23%
Capital Grant Program Stimulus - HUD PHA Gra	\$5,994,245	\$0	\$5,994,245	
Federally Aided Communities - HUD PHA Grants	\$16,225,228	\$13,855,965	\$2,369,263	17.10%
Housing Choice Voucher - HUD PHA Grants	\$18,776,686	\$14,478,656	\$4,298,030	29.69%
Housing Choice Voucher - HUD PHA Grants (Ad	\$1,928,616	\$1,835,094	\$93,522	5.10%
Housing Choice Voucher SRO - HUD PHA Gran	\$301,970	\$0	\$301,970	
Housing Choice Voucher - SRO HUD PHA Gar	\$59,254	\$0	\$59,254	
HOPE VI Program- HUD PHA Grants	\$528,527	\$1,255,411	(\$726,884)	-57.90%
Park Terrace - HUD PHA Grants	\$386,519	\$322,099	\$64,420	20.00%
Other Assisted Programs - HUD PHA Grants	\$0	\$0	\$0	
ROSS (WorkForce Development Grant)	\$260,558	\$262,673	(\$2,115)	-0.81%
ROSS (PH Family Self Sufficiency Grant)	\$137,778	\$131,000	\$6,778	5.17%
Job Access/Reverse Commute Grant	\$94,567	\$0	\$94,567	
City Grant	\$25,000	\$70,000	(\$45,000)	-64.29%
Operating Receipts - Merrimack Landing	\$3,672,542	\$3,596,857	\$75,685	2.10%
Appropriations from other Programs		\$0	\$0	
Appropriations from other Programs		\$0	\$0	
Operating Receipts - Federally Aided Housing	\$10,123,583	\$9,260,375	\$863,208	9.32%
Operating Receipts - Oakmont North	\$3,234,238	\$3,306,301	(\$72,063)	-2.18%
Operating Receipts - Park Terrace	\$265,556	\$217,445	\$48,111	22.13%
Interest Income	\$353,357	901215	(\$547,858)	-60.79%
Project Development Fees	\$619,091	\$541,918	\$77,173	14.24%
Other Revenue- External Sources	\$653,059	\$231,982	\$421,077	181.51%
Working Fund Advance	\$900,000	\$407,000	\$493,000	121.13%
Proceeds from property sales	\$128,823	\$146,648	(\$17,825)	-12.15%
Appropriation of Housing Choice Voucher Reser	\$1,253,194	\$4,192,544	(\$2,939,350)	-70.11%
Appropriation of Federally Aided Reserves	\$49,836	\$4,069,057	(\$4,019,221)	-98.78%
Appropriation of Merrimack	\$902,690	\$0	\$902,690	
Transfer In Capital Fund Program	\$1,200,000	\$0	\$1,200,000	
Appropriation of Housing Opportunity Reserves	\$182,125	\$505,568	(\$323,443)	-63.98%
Appropriation from other programs -Merrimack	\$0	\$0	\$0	
Appropriation of Workforce Development Reserv	\$0	\$30,217	(\$30,217)	-100.00%
Total Projected Revenues	\$78,218,129	\$67,903,356		

Projected Expenditures			Change \$	Change %
			\$0	
Federally Aided Community's Capital Expenditur	\$10,001,242	\$8,285,331	\$1,715,911	
Federally Aided Community's Capital Expenditur	\$5,994,245	\$0	\$5,994,245	
Federally Aided Housing Programs	\$28,278,832	\$27,508,688	\$770,144	2.80%
Housing Choice Voucher Payments	\$20,401,850	\$18,261,200	\$2,140,650	11.72%
Housing Choice Voucher Program-Administratio	\$2,442,716	\$2,613,173	(\$170,457)	
Mission Development Construction Oversight		\$74,539	(\$74,539)	
Merrimack Landing Property Management	\$4,045,480	\$3,394,659	\$650,821	19.17%
Oakmont North Property Management	\$3,448,972	\$2,940,001	\$508,971	17.31%

Park Terrace Property Management	\$618,534	\$509,501	\$109,033	
Public Housing Re-Invention Program	\$1,519,091	\$948,918	\$570,173	60.09%
BroadCreek	\$657,350	\$1,914,548	(\$1,257,198)	-65.67%
ROSS (WorkForce Development Grant)	\$260,558	\$262,673	(\$2,115)	
ROSS (PH Family Self Sufficiency Grant)	\$137,778	\$131,000	\$6,778	5.17%
Job Access/Reverse Commute Grant	\$94,567	\$0	\$94,567	
Youth Workforce Grant	\$25,000	\$125,217	(\$100,217)	
Homeownership Program	\$182,125	\$1,068	\$181,057	
Total Projected Expenditures	\$78,108,340	\$0	\$78,108,340	
Contributions to Reserves Merrimac		\$270,549	(\$270,549)	-100.00%
Contributions to Oakmont	\$46,248	\$455,862	(\$409,614)	-89.85%
Contributions to Park Terrace	\$63,541	\$97,835	(\$34,294)	-35.05%
Total Housing Program Use	#####	\$67,794,762	\$88,531,707	130.59%
			\$0	
Balance Used for Other for Non-Hsg Div. Purpos	\$0	\$0	\$0	
Transfer to Development Division Operations			\$0	
Remaining Balance	\$0	\$0	\$0	



NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Basic Financial Statements and Supplementary Information

June 30, 2009

(With Independent Auditors' Reports Thereon)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Table of Contents

	Exhibit	Page(s)
Financial Section:		
Independent Auditors' Report		1 – 2
Management's Discussion and Analysis (MD&A)		3 – 16
Basic Financial Statements:		
Statement of Net Assets	A	17
Statement of Revenues, Expenses and Changes in Net Assets	B	18
Statement of Cash Flows – Primary Government	C	19 – 20
Notes to Financial Statements	D	21 – 41
Required Supplementary Information Other than MD&A:		
Schedule of Funding Progress – VRS	E-1	42
Schedule of Funding Progress – Postretirement Healthcare Benefit Plan	E-2	43
Supplementary Information (Unaudited):		
Schedule of Community Development Block Grant Fund Expenditures by Program Year	F-1	44
Schedule of Urban Renewal Fund Expenditures by Project	F-2	45
Summary Schedule of Comprehensive Grant Program and Capital Fund Program Expenditures	F-3	46
Summary Schedule of ROSS Grants Program Expenditures	F-4	47
Summary Schedule of Urban Revitalization Program (Hope VI) Expenditures	F-5	48
Summary Schedule of Empowerment Zone Program Expenditures	F-6	49

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Table of Contents

	Exhibit	Page(s)
Compliance Section:		
Schedule of Expenditures of Federal Awards	G-1	50
Notes to Schedule of Expenditures of Federal Awards	G-2	51
Schedule of Findings and Questioned Costs	G-3	52 – 58
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>		59 – 60
Independent Auditors' Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133		61 – 62

FINANCIAL SECTION

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KPMG LLP
Suite 2100
999 Waterside Drive
Norfolk, VA 23510

Independent Auditors' Report

The Board of Commissioners
Norfolk Redevelopment and Housing Authority:

We have audited the accompanying financial statements of the business-type activities of the Norfolk Redevelopment and Housing Authority (the Authority), as of and for the year ended June 30, 2009. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Norfolk Community College Campus Corporation, Mission College Apartments, L.P., Hampton Roads Ventures, L.L.C., and Hampton Roads Ventures Investors, L.L.C. Norfolk Community College Campus Corporation, a discretely presented component unit represents 100% of the assets and revenues of the aggregate discretely presented component units; while Mission College Apartments, L.P., Hampton Roads Ventures, L.L.C., and Hampton Roads Ventures Investors, L.L.C. together represent approximately 1% and 5% of the total assets and total revenues, respectively, of the primary government. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Mission College Apartments, L.P., Norfolk Community College Campus Corporation, Hampton Roads Ventures, L.L.C., and Hampton Roads Ventures Investors, L.L.C. is based on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. The financial statements of Hampton Roads Ventures, L.L.C. and Hampton Roads Ventures Investors, L.L.C. were not audited in accordance with *Government Auditing Standards*. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the reports of other auditors provide a reasonable basis for our opinions.

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority as of June 30, 2009, and the changes in financial position and cash flows, and of its discretely presented component units where applicable, thereof for the year then ended in conformity with U.S. generally accepted accounting principles.

As discussed in note 1 to the financial statements, on July 1, 2008, the Authority adopted Governmental Accounting Standards Board Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*.



In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2010 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 3 through 16 and the schedule of funding progress – VRS and schedule of funding progress – postretirement healthcare benefit plan on pages 42 and 43 are not a required part of the financial statements but are supplementary information required by U.S. generally accepted accounting principles. We have applied certain limited procedures, which consisted principally of inquiries of management, regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The information listed as supplementary information and the compliance section information in the accompanying table of contents, including the schedule of expenditures of federal awards as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. The supplementary information section has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

KPMG LLP

March 31, 2010

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Introduction

The Norfolk Redevelopment and Housing Authority (the Authority or NRHA) is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, redevelopment, and revitalization programs within the City of Norfolk, Virginia (the City). The City created the Authority in 1940 under the provisions of the United States Housing Act of 1937. Under title 36 of the Code of Virginia, the Authority has the power to acquire, lease, and improve property; to acquire via eminent domain; to make loans or grants; to investigate and determine whether an area is blighted; and to carry out a redevelopment plan in cooperation with the local government.

The management of the Authority provides this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2009. Please read it in conjunction with the financial statements, which begin on page 17.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The financial section of this report includes management's discussion and analysis, the basic financial statements, and other supplementary information. The basic financial statements are composed of two components: 1) the financial statements, and 2) the notes to these financial statements. The other supplementary information included in the financial section of the report presents required information as well as some information that is not required yet considered areas of interest to readers of the report.

While included in the financial statements, the financial results of the discretely presented component unit are not addressed in this discussion and analysis.

Financial Highlights for 2009

The Authority's 2009 major financial highlights included the following:

- Total assets and liabilities of the Authority were approximately \$253 million and \$67.7 million, respectively; thus, total net assets were approximately \$185.3 million at June 30, 2009.
- Total revenues (including capital contributions) and expenses were approximately \$82.3 million and \$85.5 million, respectively; thus, net assets decreased by approximately \$3.2 million during the fiscal year.
- Revenues are derived from various sources with approximately 11% from the City and 58% received either directly or indirectly (through the City) from the U.S. Department of Housing and Urban Development (HUD). Rental revenues account for an additional 24% of total revenue; 12% from Authority-owned federally assisted housing rental, 12% from Authority-owned nonassisted affordable housing units rental. The 7% remaining revenue balance is derived from miscellaneous fees for services or nonoperating sources (i.e., investment income, bond fees, gain on sale of fixed assets, partner's contributions).
- Cash flows provided by operating activities were approximately \$2.4 million. The net decrease in cash and cash equivalents for the year was approximately \$12.0 million, primarily due to the purchase of capital assets and investments.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Authority Financial Statements

The Authority's mission focuses on the planning, design, construction, preservation, rehabilitation, financing, and management of housing, primarily for low- and moderate-income households, assisting in the revitalization of neighborhoods, and redevelopment of commercial and industrial areas in the City. As of June 30, 2009, the Authority owned over 4,600 residential units that are owned and leased to low-income families and individuals. Another 300 units, while not owned, were governed and partially funded through the Authority's contract with HUD. In addition, housing assistance was being paid to over 2,100 households under the Federal Housing Choice Voucher program for privately owned existing housing.

In view of this mission, the Authority's financial reporting objective focuses on the financial activities of the Authority as a whole.

Basic Financial Statements

The Authority is presenting its 2009 discussion and analysis based on the financial results of its enterprise programs in three basic financial statements – the statement of net assets; the statement of revenues, expenses and changes in net assets; and the statement of cash flows.

The statement of net assets (similar to a balance sheet) reports all financial and capital assets of the Authority and is presented in a format where assets equal liabilities plus net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Net assets are broken down into the following three categories.

- *Net assets invested in capital assets, net of related debt* consist of all capital assets net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- *Restricted net assets* consist of assets that are restricted by constraints placed on the asset by external parties, such as creditors, grantors, contributors, laws, or regulations reduced by liabilities payable from such assets.
- *Unrestricted net assets* consist of net assets that do not meet the definition of net assets invested in capital assets, net of related debt, or restricted net assets.

The statement of revenues, expenses and changes in net assets (similar to an income statement) includes operating revenues, such as tenant revenue; operating expenses, such as administrative, utilities, maintenance, and depreciation; and nonoperating revenues and expenses, such as investment income, interest expense, and capital distributions. The statement's focus is the change in net assets during the most recent fiscal year.

Finally, a statement of cash flows is included, which discloses net cash flows from operating activities, capital and related financing activities, investing activities and noncapital financing activities.

In addition to the three financial statements, notes to the financial statements are also included in the basic financial statements and provide additional information that is essential for a full understanding of the data provided in the Authority's financial statements.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

The basic financial statements utilize the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned and expenses in the period in which they are incurred. This means all changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will have actual cash flows in future fiscal periods (e.g., uncollected rent and earned but unused vacation leave).

These financial statements represent the financial results of over forty programs and activities. Most of these programs are financed by federal grants from HUD, rents, and other user charges resulting from operations of subsidized and unsubsidized housing, by development and financing fees, and by investment income and loan proceeds. The Authority also administers housing and community development activities for which funding are controlled at the City level.

Financial Analysis

The Authority's financial statements are presented as a single enterprise fund. The enterprise fund accounts for the Authority's operations of property development and management concerns similar to private sector counterparts. Some reclassifications of the 2008 financial information are being presented to facilitate comparisons of prior year and current year financial information.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Condensed Financial Information

The following table reflects the condensed statement of net assets compared with the prior year. Total assets and liabilities of the Authority were approximately \$253 million and \$67.7 million, respectively; thus, total net assets were approximately \$185.3 million at June 30, 2009.

Table 1
Condensed Statements of Net Assets
June 30, 2009 and 2008
(In millions)

Description	2009	2008	Change	Percentage change
Current assets:				
Cash and investments	\$ 40.5	44.5	(4.0)	(9)%
Assets held for sale	12.8	12.9	(0.1)	(1)
Noncurrent assets:				
Restricted cash	19.4	23.4	(4.0)	(17)
Capital assets, net	139.5	133.2	6.3	5
Other current and noncurrent assets	40.8	36.2	4.6	13
Total assets	253.0	250.2	2.8	1
Current liabilities	24.4	11.3	13.1	116
Noncurrent liabilities	43.3	50.4	(7.1)	(14)
Total liabilities	67.7	61.7	6.0	10
Net assets:				
Invested in capital assets, net of related debt	108.7	102.0	6.7	7
Restricted	26.9	31.4	(4.5)	(14)
Unrestricted	49.7	55.1	(5.4)	(10)
Total net assets	\$ 185.3	188.5	(3.2)	(2)%

Of the Authority's \$253 million in assets, \$139.5 million or 55% is invested in capital assets, net of accumulated depreciation, \$59.9 million or 24% is cash related (\$40.5 million cash and investments plus \$19.4 million restricted cash), \$12.8 million or 5% is invested in assets held for sale, and \$40.8 million or 16% is other current and noncurrent assets, of which \$15.6 million or 6% is receivables due in 40 years (starting in 2042) related to the Broad Creek Renaissance mixed finance project and \$8.2 million or 3% is receivables of the rehabilitation revolving loan fund (RLF).

Of the \$67.7 million of liabilities, \$24.4 million is current liabilities which will require payment within 12 months of the reported fiscal year end and \$43.3 million is noncurrent liabilities for which payments will be made subsequent to the next 12 month period. A breakout of the \$67.7 million in liabilities follows: \$41.4 million or 61% is debt, \$10.8 million or 16% is amounts under the rehabilitation revolving loan program

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

requiring reappropriation by another government before reuse—the \$8.2 million RLF receivable outstanding receivable balance noted above offsets this liability; the \$15.5 million or 23% balance consists of various obligations of the Authority including tenant escrow deposit accounts, vested compensated absences and payments due to third parties for services.

The net asset balance of \$185.3 million is the difference between the \$253 million in assets and the \$67.7 million in liabilities. Ideally, the breakout of the net asset balance allows financial statement users to identify resources that are available to finance the activities, programs, or projects with which they are most concerned, whether it be making debt service payments, supplementing mission critical, yet under-funded programs, or beginning a new service or expanding an existing one.

Referring back to table 1, the Authority's net assets decreased \$3.2 million, or 2%. This decrease consists of the following:

Net assets invested in capital assets net of related debt—the largest part (59%) of the net asset balance – increased by \$6.7 million or 7%. The increase results from changes in two components, a \$6.3 million increase in capital assets, which went from \$133.2 million as of June 30, 2008 to \$139.5 million as of June 30, 2009 and a \$0.4 million decrease in the debt related to the capital assets, which went from \$31.2 million to \$30.8 million.

Restricted net assets—the part of net assets that has constraints established by debt covenants, enabling legislation or other legal requirements—decreased 14% or \$4.5 million (\$26.9 million at June 30, 2009 compared to \$31.4 million at June 30, 2008). The largest components of this decrease are decreases of \$3.6 in the balance on hand restricted for housing assistance payments and \$1.8 million in the balance on hand restricted for public housing capital expenditures.

Unrestricted net assets—the part of net assets that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation or other legal requirements—changed from \$55.1 million at June 30, 2008 to \$49.7 million at June 30, 2009, a decrease of \$5.4 million or 10%. Observations on the unrestricted net asset balance follows:

- While presented in the aggregate in the financial statements, the unrestricted net assets includes over 20 distinct programs, each controlled by the terms of its own contract; specific program eligibility rules apply when considering the use of unrestricted net asset balances—consisting of the net of cash in the bank, receivables net of allowances, and other assets less all other liabilities not previously applied.
- The unrestricted net assets of the Authority include notes and interest receivable related to the Hope VI Broad Creek Renaissance (BCR) tax credit project totaling \$15.6 million and \$4.8 million respectively, which is due after 40 years, beginning in 2042.
- Debt of \$10.5 million is included in the unrestricted net asset balance; of this debt, \$5.9 million might be offset by future proceeds from specific land held for resale parcels.
- The Authority does not include in its annual budget nor recognize revenue (from reimbursement programs) to pay for unused employee vacation and sick days. The balance for unused employee vacation and sick days at June 30, 2009 and 2008 was \$1.7 million and \$1.6 million, respectively, and is included in the unrestricted net assets. The Authority will need to include this amount in future years' budgets as they come due.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Revenues, Expenses and Changes in Net Assets

The results of the Authority's operations are reported in the statement of revenues, expenses and changes in net assets. In 2009, the Authority realized a decrease in net assets of \$3.2 million. Table 2 below presents a condensed summary from the Authority's statement of revenues, expenses and changes in net assets.

Table 2

Summary of Statement of Revenues, Expenses and Changes in Net Assets

Years ended June 30, 2009 and 2008

(In millions)

Description	2009	2008	Change	Percentage change
Total operating revenues	\$ 75.4	92.0	(16.6)	(18)%
Total operating expenses	82.7	79.0	3.7	5
Operating income (loss)	(7.3)	13.0	(20.3)	(156)
Total nonoperating revenues	2.6	4.4	(1.8)	(41)
Total nonoperating expenses	(1.8)	(2.2)	0.4	(18)
Total nonoperating income (expenses), net	0.9	2.2	(1.3)	(59)
Income (loss) before capital grants and contributions	(6.4)	15.2	(21.6)	(142)
Governmental capital grants	4.3	3.4	0.9	26
Capital contributions from (distributions to) limited partners	(1.1)	2.9	(4.0)	(138)
Change in net assets	(3.2)	21.5	(24.7)	(115)
Total net assets – beginning	188.5	167.0	21.5	13
Total net assets – ending	\$ 185.3	188.5	(3.2)	(2)%

Net assets decreased \$7.3 million from operating activities and increased \$0.9 million from nonoperating activities, resulting in a \$6.4 million decrease in net assets before recognizing the receipt of grant revenue for capital expenditures and capital distributions to limited partners. Distributions to limited partners of \$1.1 million increased the loss to \$7.5 million. This was partially offset by capital grant revenue of \$4.3 million which reduced the decrease in total net assets to \$3.2 million.

The following sections discuss revenues and expenses separately.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Revenues

Table 3 provides an excerpt of income from the statement of revenues, expenses and changes in net assets and shows that total revenues, gains and capital contributions decreased 20% or \$20.4 million (\$82.3 million compared to \$102.7 million).

Table 3

Excerpt of Revenues from the Statement of Revenues, Expenses and Changes in Net Assets

Years ended June 30, 2009 and 2008

(In millions)

Description	2009	2008	Change	Percentage change
Operating revenues:				
Tenant revenue – rents and other	\$ 19.4	19.0	0.4	2%
Operating grants and subsidies	52.5	68.1	(15.6)	(23)
Other revenue, net	3.5	4.9	(1.4)	(29)
Total operating revenues	75.4	92.0	(16.6)	(18)
Nonoperating revenues:				
Gain on disposal of fixed assets	—	1.3	(1.3)	100
Interest and investment revenue	2.6	3.1	(0.5)	(16)
Total nonoperating revenues	2.6	4.4	(1.8)	(41)
Capital grants	4.3	3.4	0.9	26
Capital contributions from limited partners	—	2.9	(2.9)	100
Total revenues	\$ 82.3	102.7	(20.4)	(20)%

The \$20.4 million (20%) decrease in total revenues is primarily attributable to a decrease in operating grants and subsidies of \$15.6 million (from \$68.1 million to \$52.5 million). Other components of the decrease were other revenue (net), which decreased \$1.4 million (from \$4.9 million to \$3.5 million); there was no gain on disposal of fixed assets (from \$1.3 million gain in prior year to a net loss for the current year); interest and investment revenue, which decreased \$0.5 million (from \$3.1 million to \$2.6 million); and a reduction in capital contributions from limited partners, which was a contribution of \$2.9 million in the prior year and a distribution to limited partners in the current year. These decreases in revenue totaling \$21.7 million were offset by \$1.3 million in increases; an increase in tenant revenue of \$0.4 million (from \$19.0 million to \$19.4 million) and an increase in capital grants of \$0.9 million (from \$3.4 million to \$4.3 million).

To better understand the above changes in revenues, a comparison by source (provider) of revenues is considered helpful. Revenues were derived from various providers with approximately 11%, or \$9.3 million, from the City and 58%, or \$47.5 million, received either directly or indirectly (through the City – 9% in addition to the previous 11%) from the HUD. Rental revenues accounted for an additional 24%, or \$19.4 million, of total

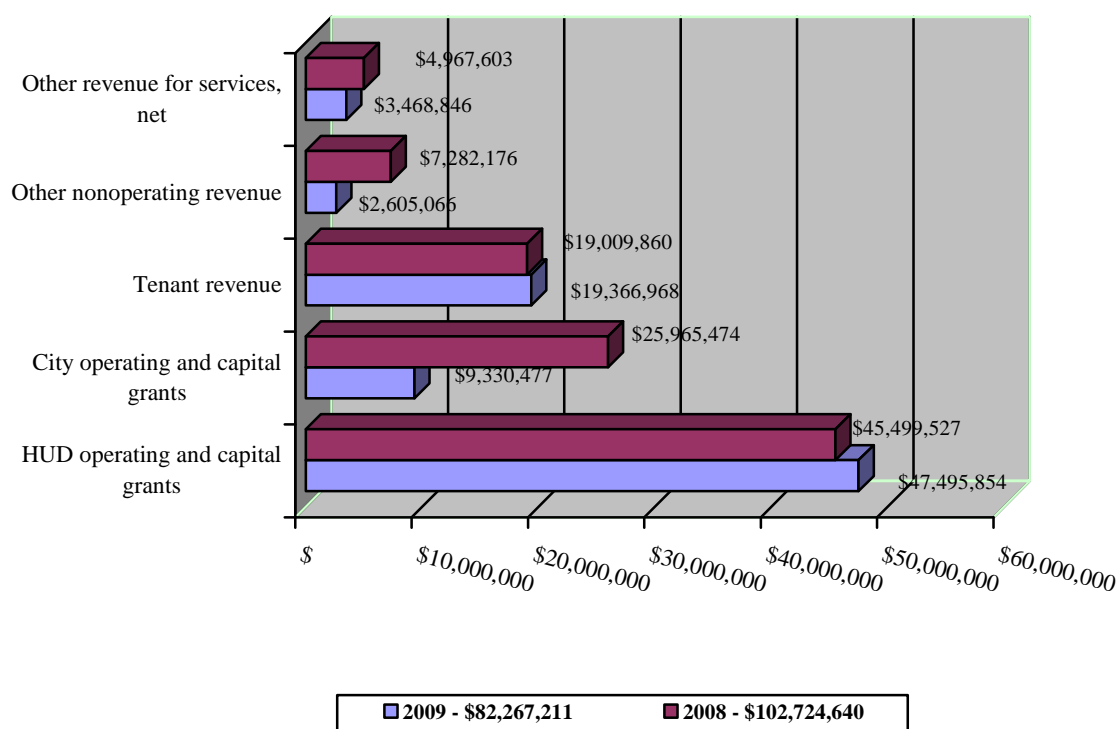
NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

revenue; 12%, or \$10 million, was from over 3,400 units of Authority-owned federally assisted housing—Federal Housing and Park Terrace; 11%, or \$9 million, is from 1,160 units of Authority-owned nonassisted affordable housing—Merrimack Landing, Oakmont North, and Mission College; and 1%, or \$0.4 million, in tenant revenue was from a variety of other commercial or residential customers. The balance of 4% of total revenue, or \$3.5 million, is derived from miscellaneous fees for services or nonoperating sources (i.e., investment income).

Revenue Source Comparisons Years ended June 30, 2009 and 2008



As reflected in the graph above, significant changes in revenue by provider were a \$16.6 million decrease in City operating and capital grants and a \$4.7 million decrease in nonoperating revenue; the City grant decrease relates to the nonrecurring funding provided last year for the retirement of \$16.9 million of MacArthur debt. No debt was retired in the current year. The \$4.7 million decrease in nonoperating revenue relates to a \$0.5 million decrease in interest income plus no income in the current year from the sale of fixed assets or capital contributions from limited partners (from a gain of \$1.3 million to a loss; and \$2.9 million in contributions to distributions, respectively).

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Expenses

Table 4 provides an excerpt of expenses from the statement of revenues, expenses and changes in net assets and shows that total expenses, losses and distributions increased 5% or \$4.3 million (\$85.5 million compared to \$81.2 million).

Table 4

Excerpt of Expenses from the Statement of Revenues, Expenses and Changes in Net Assets

Years ended June 30, 2009 and 2008

(In millions)

	<u>2009</u>	<u>2008</u>	<u>Change</u>	<u>Percentage change</u>
Operating expenses:				
Administrative	\$ 16.2	14.7	1.5	10%
Housing assistance payments (HAP)	18.6	15.7	2.9	18
Extraordinary maintenance	8.5	9.4	(0.9)	(10)
Maintenance – routine	9.7	9.7	—	—
Depreciation and amortization	8.0	8.9	(0.9)	(10)
Utilities	9.8	10.4	(0.6)	(6)
General	7.3	6.6	0.7	11
Tenant services	3.5	2.7	0.8	30
Protective services	1.1	0.9	0.2	22
Total operating expenses	<u>82.7</u>	<u>79.0</u>	<u>3.7</u>	<u>5</u>
Nonoperating expenses:				
Interest expense	1.7	2.2	(0.5)	(23)
Distributions to limited partners	1.1	—	1.1	100
Total nonoperating expenses	<u>2.8</u>	<u>2.2</u>	<u>0.6</u>	<u>27</u>
Total expenses	<u>\$ 85.5</u>	<u>81.2</u>	<u>4.3</u>	<u>5%</u>

The most significant increase in expenses was a \$2.9 million increase in housing assistance payments (\$18.6 million compared to \$15.7 million).

Other increases were: administrative expense increased \$1.5 million (from \$14.7 million to \$16.2 million); general expense increased \$0.7 million (from \$6.6 million to \$7.3 million); tenant services expense increased \$0.8 million (from \$2.7 million to \$3.5 million); protective services expense increased \$0.2 million (from \$0.9 million to \$1.1 million); and distributions to partners increased \$1.1 million (from contributions from limited partners in the prior year to \$1.1 million in distributions in the current year).

Decreases for expenses were: extraordinary maintenance expense decreased \$0.9 million (from \$9.4 million to \$8.5 million); depreciation and amortization expense decreased \$0.9 million (from \$8.9 million to \$8.0 million);

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

utility expense decreased \$0.6 million (from \$10.4 million to \$9.8 million); and interest expense decreased \$0.5 million (from \$2.2 million to \$1.7 million).

Capital Assets

The Authority's capital assets as of June 30, 2009 included land, buildings, improvements, construction in progress, and equipment that totaled \$139.5 million (net of depreciation). A breakdown of the Authority's capital assets is shown in Table 5 below.

Table 5
Composition of Capital Assets of the Authority
June 30, 2009 and 2008
(In millions)

	<u>2009</u>	<u>2008</u>	<u>Change</u>	<u>Percentage change</u>
Nondepreciable assets:				
Land	\$ 23.5	23.4	0.1	—%
Construction in progress	13.0	12.7	0.3	2
Other capital assets:				
Buildings and building improvements	161.2	150.7	10.5	7
Improvements other than buildings	55.5	54.9	0.6	1
Equipment	10.5	7.9	2.6	33
Accumulated depreciation	(124.2)	(116.4)	(7.8)	7
Totals	<u>\$ 139.5</u>	<u>133.2</u>	<u>6.3</u>	<u>5%</u>

Most of the capital asset balance, \$103.9 million, or 74%, is composed of assisted public housing units available for lease to low and moderate-income residents or construction of communities for mixed income residents that include those eligible for public housing. Another 23% or \$31.5 million is invested in Authority-owned, nonassisted multifamily affordable housing units.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

The Authority had \$6.3 million in net additions to capital assets in 2009. Table 6 details the components of the change.

Table 6

Change in Capital Assets of the Authority

June 30, 2009

(In millions)

	Nondepreciable assets	Other capital assets	Totals
July 1, 2008 beginning balance, net	\$ 36.1	97.1	133.2
Transfers	(7.5)	7.5	—
Purchases	7.9	6.5	14.4
Depreciation	—	(7.8)	(7.8)
Retirements, net	—	(0.3)	(0.3)
Transfers to the City	—	—	—
Ending balance	<u>\$ 36.5</u>	<u>103.0</u>	<u>139.5</u>

Major capital asset events during the current fiscal year include the following:

- Construction in progress totaling \$7.5 million, primarily capital improvements in our public housing communities, was completed and transferred to operations.
- Purchases of \$14.4 million included \$5.3 million for the renovation of Mission College Apartments and \$3.9 for the continuous renovations in Grandy Village Apartments including building the community center, management office renovations and HVAC installation. The remaining \$5.2 million in purchases of capital assets that occurred during the year included: progress in the installation of air conditioning in Oakleaf Forrest; boiler replacement, security and alarm system replacement and replacement of HVAC/Heat exchanger at Hunter Square; boiler and kitchen cabinet replacement at Diggs Town; water sub metering, tub, countertop and cabinet replacement at Merrimac Landing Apartments; exterior renovations of the Grandy Office Building as well as energy audits in various communities. Some replacements in the vehicle fleet and office computers also occurred during the year. Approximately \$1.5 million of purchases had not been paid at June 30, 2009 and, therefore, are included in accounts payable at year end.
- Retirements of \$0.2 million, net, related to the sale of one public housing unit and the disposition of property in the Broad Creek neighborhood.

Long-Term Debt

At June 30, 2009, the Authority had total debt outstanding of \$41.4 million (excluding vested compensated absences). Of this amount, \$1.8 million of debt for the Granby Street Office building is backed by the full faith and credit of the Authority. The remainder of the Authority's debt represents bonds secured solely by specified revenue sources (i.e., revenue bonds), the associated project property or backed by other governmental entities.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

A summary of the Authority's outstanding debt is presented in Table 7.

Table 7

Change in Long-Term Debt Summary

Fiscal year 2009

Description	Amounts payable at July 1, 2008	Additions	Retirements and reductions	Amounts payable at June 30, 2009	Future debt service commitment	Scheduled final payment
Granby Street Office building	\$ 1,908,213	—	(149,154)	1,759,059	The Authority	December 2020
Park Terrace	909,426	—	(70,787)	838,639	Revenue bond	April 2017
Oakmont North	3,205,000	—	(175,000)	3,030,000	Revenue bond	March 2021
Merrimack Landing	3,206,522	—	(458,141)	2,748,381	Revenue bond	December 2013
Grandy Village	259,703	—	(58,562)	201,141	Project revenue	July 2012
Federal Financing Bank	8,280,063	—	(517,000)	7,763,063	HUD pays directly	November 2019
Mission College Apartments	4,658,008	—	(100,642)	4,557,366	Project revenue	September 2030
NRHA Mission College, LLC	—	1,521,323	—	1,521,323	Project revenue	June 2010
Neighborhood Redevelopment Credit Line	5,410,825	1,955,000	(190,000)	7,175,825	Various	July 2009
Property Acquisition	3,030,000	—	(1,270,000)	1,760,000	Obligation of the City	
Grandy Partnership	8,900,000	1,150,000	—	10,050,000	Project revenue	June 2011
Total bank financing	\$ 39,767,760	4,626,323	(2,989,286)	41,404,797		

To facilitate property renovations at the Mission College property, \$3.5 million was drawn down under two debt instruments to provide temporary financing; \$1.15 million was drawn down under the construction bond for the Grandy Partnership; \$1.5 million of a \$6.6 commitment was drawn from the tax credit investor by NRHA Mission College, LLC and \$2 million was drawn down on the Neighborhood Redevelopment line of credit.

The Authority's total outstanding debt reductions totaled \$3.0 million; all were scheduled payments.

- The Authority has outstanding debt of \$7.8 million with the Federal Financing Bank, which is the sole responsibility of the Department of Housing and Urban Development.
- The Authority's note payable of \$7.2 million against a line of credit was used to finance neighborhood redevelopment. At June 30, 2009, \$3 million for Mission College, \$2.5 million for Chesapeake Street, and \$1.7 million for 5th to 7th Bay Street was outstanding. Future project funding and/or proceeds from property sales are expected to service this debt. The City has a moral obligation on components of this debt; the net book value of assets used to collateralize the City's obligation totals \$0.04 million and is carried on the books of the City. Currently, NRHA is in the process of refinancing the line of credit to January 26, 2011. At that time, it will be converted from a line of credit to various notes.
- The Authority has outstanding debt of \$1.8 million, which is the moral obligation of the City; and must be paid by future revenue from the City. Specific land proceeds are held for the debt service of the indebtedness.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

Other Economic Factors and Next Year's Budget

Economic Factors

NRHA continues to face uncertainties about the subsidized funding levels for its assisted housing programs. Some uncertainties have an immediate impact; others will be felt over the next couple of years.

While the direct impact on NRHA will not be known until midyear 2010, Congress and the Administration have appropriated a 7% increase above the 2009 level for the federal housing operating fund. The amount is expected to fund agencies at or close to 100% of their eligibility under HUD's operating formula. Agencies have not received full operating funding since 2002. The Authority received 88.42% of its eligible funding for calendar year 2009. As an interim funding provision, NRHA is being funded at this same 88.42% level as of the current calendar year; once the final NRHA CY2010 subsidy amount is determined, adjustments will be made in amounts received by the Authority in the latter months of the 2010.

It has been announced that the frozen rent provision which has been in effect for the latest federal housing program operating subsidy formula submissions – calendar year 2004 through calendar year 2009 – will be discontinued beginning in calendar year 2010. The frozen rent amount used for each of these years was \$6.7 million, while actual rent increased on a steady basis; for FY 09 rental income was \$8.8 million or \$2.1 million more than the frozen rent amount. The impact of this change on the subsidy level will depend on the relative change in rent of other Authorities sharing the operating fund appropriation.

It has been announced that appropriation of funds by Congress and the Administration for the capital fund program will increase by \$50 million over the 2009 level. The specific amount to be award to NRHA, while not defined, is expected to positively impact our programs.

Increases in the funding levels for the Housing Choice Voucher program have also been announced; the fund level is projected to be sufficient to renew all vouchers used by families in 2009. This increase is also expected to positively impact funding for the administration of the Housing Choice Voucher program which was only funded at 91% of the eligible amount for CY2009.

As a part of the Hope VI program, NRHA demolished two public communities; as a result, we experienced corresponding losses of funding in operating and capital subsidies for units that were not replaced. On site replacement units are on line; however, the corresponding operating subsidy is paid to the limited partnerships that own and manage the new units.

The City will continue to reduce the administrative funding provided though its federally funded contract with the Authority; a 5% reduction has occurred every year since 2001.

The Authority's revenue for redevelopment initiatives comes from federal and local sources. A decrease in real estate taxes is projected for 2010. Also, the state reduced aid to the City by more than \$4 million for fiscal year 2010. Such reductions for the City are sure to impact the Authority's funding level.

Other economic factors that may have an impact on spending or meeting objectives now and in the future are: new construction slowdown, housing price declines, and more restrictive lending practices by banks and other financial institutions. Also, changes in eminent domain laws will affect how we acquire property.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2009

These challenges in funding our programs will be monitored closely to determine the precise impact on NRHA and its operations. We will continue to make appropriate adjustments and to be innovative in searching out new funding sources and new partners to achieve our mission. Approximately 70% of the Authority's revenues come from federal, state or city governments. The Authority's 2010 operating and capital budget is \$99 million, representing an increase of 2% from the previous fiscal year.

Contacting Authority Management

This financial report is designed to provide the citizens of the City, taxpayers, customers, investors and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to the Chief Financial Officer, Norfolk Redevelopment and Housing Authority, 201 Granby Street, Norfolk VA 23510 or visit our website at www.nrha.norfolk.va.us.

BASIC FINANCIAL STATEMENTS

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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Statement of Net Assets

June 30, 2009

Assets	Primary government	Component units	Total
Current assets:			
Cash and cash equivalents (note 2)	\$ 28,407,070	29,586	28,436,656
Cash with fiscal agents (note 2)	4,120,937	—	4,120,937
Restricted cash and cash equivalents (note 2)	19,391,760	—	19,391,760
Investments (note 2)	7,944,271	331,147	8,275,418
Receivables:			
Due from HUD	4,150,120	—	4,150,120
Due from City of Norfolk	2,607,904	—	2,607,904
Tenants rent, net	186,584	—	186,584
Notes, net (note 3)	1,825,766	1,400,000	3,225,766
Interest	172,700	286,215	458,915
Other, net	597,443	—	597,443
Total receivables	9,540,517	1,686,215	11,226,732
Inventories, net	649,767	—	649,767
Assets held for sale, restricted	12,821,950	—	12,821,950
Prepaid expenses and other assets	378,001	—	378,001
Total current assets	83,254,273	2,046,948	85,301,221
Noncurrent assets:			
Capital assets:			
Land	23,525,145	—	23,525,145
Buildings and equipment	227,169,959	—	227,169,959
Construction in progress	12,971,228	—	12,971,228
Less accumulated depreciation	(124,195,932)	—	(124,195,932)
Capital assets, net (note 4)	139,470,400	—	139,470,400
Notes receivable, net (note 3)	24,350,549	12,410,000	36,760,549
Other noncurrent assets	5,906,614	386,727	6,293,341
Total noncurrent assets	169,727,563	12,796,727	182,524,290
Total assets	\$ 252,981,836	14,843,675	267,825,511
Liabilities and Net Assets			
Current liabilities:			
Accounts payable	\$ 6,865,853	18,000	6,883,853
Accrued salaries and benefits	459,661	—	459,661
Accrued compensated absences (note 5)	174,331	—	174,331
Due to HUD and the City of Norfolk	385,963	—	385,963
Tenant security deposits	1,087,097	—	1,087,097
Deferred revenue	219,540	345,000	564,540
Bonds, notes, and loans payable (note 5)	12,072,692	1,400,000	13,472,692
Other current liabilities	3,150,405	108,617	3,259,022
Total current liabilities	24,415,542	1,871,617	26,287,159
Noncurrent liabilities:			
Bonds, notes, and loans payable (note 5)	29,332,105	12,615,108	41,947,213
Accrued compensated absences (note 5)	1,491,062	—	1,491,062
Noncurrent liabilities – other	12,506,538	—	12,506,538
Total noncurrent liabilities	43,329,705	12,615,108	55,944,813
Total liabilities	67,745,247	14,486,725	82,231,972
Net assets:			
Invested in capital assets, net of related debt	108,668,950	—	108,668,950
Restricted net assets	26,879,406	—	26,879,406
Unrestricted net assets	49,688,233	356,950	50,045,183
Total net assets	185,236,589	356,950	185,593,539
Total liabilities and net assets	\$ 252,981,836	14,843,675	267,825,511

See accompanying notes to basic financial statements.

Exhibit B**NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY**

Statement of Revenues, Expenses, and Changes in Net Assets

Year ended June 30, 2009

	Primary government	Component units	Total
Operating revenues:			
Tenant revenue	\$ 19,366,968	—	19,366,968
Government operating grants	52,531,575	—	52,531,575
Other revenue, net	3,468,846	138,714	3,607,560
Total operating revenues	75,367,389	138,714	75,506,103
Operating expenses:			
Administrative	16,241,705	25,210	16,266,915
Tenant services	3,470,664	—	3,470,664
Utilities	9,801,235	—	9,801,235
Maintenance	9,677,247	—	9,677,247
Protective services	1,155,609	—	1,155,609
General	7,223,100	—	7,223,100
Extraordinary maintenance	8,483,237	—	8,483,237
Housing assistance payments (HAP)	18,622,911	—	18,622,911
Depreciation and amortization	8,005,178	44,113	8,049,291
Casualty losses	2,784	—	2,784
Fraud losses	169	—	169
Total operating expenses	82,683,839	69,323	82,753,162
Operating income/(loss)	(7,316,450)	69,391	(7,247,059)
Nonoperating revenues (expenses):			
Interest and investment revenue	2,605,999	639,713	3,245,712
Loss on disposal of fixed assets (note 4)	(98,359)	—	(98,359)
Interest expense	(1,661,263)	(655,502)	(2,316,765)
Total nonoperating revenues (expenses), net	846,377	(15,789)	830,588
Income/(loss) before capital grants and distribution to partners	(6,470,073)	53,602	(6,416,471)
Government capital grants	4,294,756	—	4,294,756
Capital distributions to limited partners	(1,091,941)	—	(1,091,941)
Change in net assets	(3,267,258)	53,602	(3,213,656)
Total net assets – beginning	188,503,847	303,348	188,807,195
Total net assets – ending	\$ 185,236,589	356,950	185,593,539

See accompanying notes to basic financial statements.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Statement of Cash Flows – Primary Government

Year ended June 30, 2009

Cash flows from operating activities:	
Cash receipts from customers	\$ 17,590,144
Cash receipts from operating grants	51,021,564
Other operating cash receipts	4,720,586
Cash payments to employees for services	(17,443,522)
Cash payments to suppliers of goods and services	(26,480,094)
Other operating cash payments	(8,364,054)
Cash payments to landlords – HAP	(18,622,911)
Net cash provided by operating activities	<u>2,421,713</u>
Cash flows from capital and related financing activities:	
Proceeds from disposal of capital assets	176,923
Proceeds from issuance of debt	1,150,000
Purchases of capital assets	(13,150,387)
Capital grants received	3,693,389
Principal payments on debt	(1,566,145)
Interest payments on debt	(1,673,444)
Net cash used in capital and related financing activities	<u>(11,369,664)</u>
Cash flows from noncapital financing activities:	
Proceeds from issuance of debt	3,476,323
Principal payments on debt	(1,460,000)
Net cash provided by noncapital financing activities	<u>2,016,323</u>
Cash flows from investing activities:	
Sales of investments	20,017,359
Purchases of investments	(23,906,597)
Issuance of notes receivable	(3,232,621)
Principal receipts on notes receivable	652,951
Interest received	2,460,935
Capital distributions to limited partners	(1,091,941)
Net cash used in investing activities	<u>(5,099,914)</u>
Net decrease in cash and cash equivalents	(12,031,542)
Cash and cash equivalents at beginning of year	<u>63,951,309</u>
Cash and cash equivalents at end of year	<u>\$ 51,919,767</u>
Reconciliation to statement of net assets of primary government:	
Current unrestricted cash and cash equivalents	\$ 28,407,070
Current cash with fiscal agents	4,120,937
Restricted cash and cash equivalents	<u>19,391,760</u>
Cash and cash equivalents	<u>\$ 51,919,767</u>

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Statement of Cash Flows – Primary Government

Year ended June 30, 2009

Reconciliation of operating loss to net cash provided by operating activities:

Operating loss:	\$ (7,316,450)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation and amortization expense	8,005,178
Bad debt expense	294,112
Loss on disposal of assets held for sale	(6,905)
Changes in assets and liabilities:	
Change in receivables due from HUD	(650,051)
Change in receivables due from City of Norfolk	(859,960)
Change in receivables from tenants rent, net	(254,777)
Change in receivables from other, net	(230,965)
Change in inventories	(130,718)
Change in assets held for sale	55,746
Change in prepaid expenses and other assets	82,314
Change in other noncurrent assets	89,069
Change in accounts payable	2,781,423
Change in accrued salaries and benefits	8,463
Change in accrued compensated absences	63,124
Change in due to HUD and the City of Norfolk	(274,552)
Change in due to other governments	128,160
Change in tenant security deposits	(39,342)
Change in deferred revenue	(48,713)
Change in other current and noncurrent liabilities	726,557
Net cash provided by operating activities	\$ <u>2,421,713</u>

Supplementary disclosures of noncash transactions:

The Authority forgave notes receivable under the Hope VI, Federal Housing, Program Income, Home Partnership Investment Program (HOME), and Rehabilitation programs in the amount of \$325,421.

The Authority had a net increase of \$1,504,905 in accounts payable related to the acquisition of fixed assets.

See accompanying notes to basic financial statements.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(1) Summary of Significant Accounting Policies

The Norfolk Redevelopment and Housing Authority (the Authority), was created by the City of Norfolk (the City), a related organization, on July 30, 1940 under the provisions of the United States Housing Act of 1937. As a chartered political subdivision of the Commonwealth of Virginia, the Authority provides subsidized public housing and administers redevelopment and conservation projects within the City in accordance with state and federal legislation. The seven-member board of commissioners (the Board) is appointed by Norfolk's City Council for staggered four-year terms. The Board, in turn, elects a chairman and appoints an executive director to administer the affairs of the Authority.

The Authority's operations and relationship with the federal government are governed by contracts allowing the Authority to construct, own and operate public housing facilities, as well as make housing assistance payments for eligible individuals and families. The Board authorizes these contracts with the U.S. Department of Housing and Urban Development (HUD) pursuant to the latter agency's regulations and statutory authorizations.

The accompanying financial statements of the Authority have been prepared in conformity with U.S. generally accepted accounting principles as specified by the Governmental Accounting Standards Board (GASB). The Authority's significant accounting policies are described below.

(a) The Financial Reporting Entity

The financial reporting entity consists of the primary government, as well as its component units, which are legally separate organizations for which the elected officials of the primary government are financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's Board, and either: a) the ability to impose will by the primary government, or b) the possibility that the component unit will provide a financial benefit or impose a financial burden on the primary government.

Component Units

The accompanying financial statements present the Authority and its component units, Mission College Apartments, L.P. (MCA), NRHA Mission College 1, L.P. (MC1), Norfolk Community College Campus Corporation (NCCCC), Norfolk One, L.P. (NOLP), Hampton Roads Ventures, L.L.C. (HRV), Hampton Roads Ventures Investors, L.L.C. (HRVI), and NRHA Grandy Village, L.P. (GVLP). The financial data of the component units is included in the Authority's reporting entity because of the significance of their operational or financial relationships with the Authority.

NCCCC is a discretely presented component unit. Discretely presented component units are entities that are legally separate from the Authority, but for which the Authority is financially accountable, or whose relationships with the Authority are such that exclusion would cause the Authority's financial statements to be misleading or incomplete. The component unit is reported in a separate column in the financial statements to emphasize that they are legally separate from the Authority. NCCCC has a December 31 year-end.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

NCCCC, a nonstock corporation, was organized for charitable and educational purposes, including developing and maintaining a public educational facility. The Authority appoints the members of NCCCC and guarantees the payment of certain revenue bonds. Separate audited financial statements are available for NCCCC.

The financial information of NOLP, MCA, MC1, GVLP and HRV is blended with the primary government's financial information. A blended component unit is so closely related to the primary government that its funds appear as if they are integral parts of the primary government. Generally, a reader of financial statements cannot distinguish between a fund of the primary government and a blended component unit without studying the notes to the financial statements. These five component units have a December 31 year-end.

MCA, a Virginia limited partnership, was formed to develop and operate a low-income housing project located in Norfolk, Virginia. On December 31, 2006, the Authority purchased the 99% limited partnership interest from an unrelated third party and assigned its previously existing 1% general partnership interest to HRVI. HRVI is the only general partner in the partnership. NRHA owns a 99.9999% interest in HRVI and, therefore, is responsible for all business decisions of MCA. Additionally, per the partnership agreement, the Authority is required to fund all deficits of MCA, when necessary. MCA made total distributions of \$952,356 to its partners through June 30, 2009. Separate audited financial statements are available from MCA. On December 28, 2007, the partnership sold 100% of its capital assets to MC1.

MC1, a Virginia limited partnership, was formed to acquire, redevelop and operate a low-income housing project located in Norfolk, Virginia. NRHA Mission College 1, LLC is a 0.01% general partner, Hudson Mission College, LLC is a 99.98% limited partner and Hudson SLP, LLC is a 0.01% special limited partner. NRHA Mission College 1, LLC is the only general partner in the partnership. The Authority owns a 79% interest in NRHA Mission College 1, LLC and is therefore responsible for all business decisions. On December 28, 2007, the partnership purchased 100% of the capital assets of MCA.

NOLP, a Virginia limited partnership, was formed to develop and operate a low-income public housing complex for the elderly, which is located in Norfolk, Virginia. The Authority is the sole general partner in the partnership. The Authority is also the managing agent for the partnership. NOLP is an intricate part of the daily operation of the Authority, as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD under a single annual contributions contract (ACC). The Authority is not only responsible for all day-to-day business decisions of NOLP, but is also responsible for funding any operating deficits via an operating loan that will not bear interest and is nonrecourse to the other partners. Fees to the Authority are limited to reimbursement for actual costs incurred for the management of the complex, unless there is an operating surplus in which case the Authority will receive an oversight fee. Any excess subsidy given to NOLP must be returned to the Authority.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

HRV, a Virginia limited liability company, was formed on May 1, 2003. HRV is a qualified community development entity that holds new market tax credit allocation authority to be used for investment in qualified active low-income community businesses. The Authority has a 99.9999% membership interest, and Community Development Corporation (CDC) has a 0.0001% interest.

GVLP, a Virginia limited partnership, was formed March 13, 2007 to acquire, construct, revitalize and operate a low-income public housing complex, which is located in the City of Norfolk. NRHA Grandy Village 1, LLC is the sole general partner in the partnership. NRHA has a 79% ownership interest in NRHA Grandy Village 1, LLC and is therefore responsible for all business decisions. The Authority is also the managing agent for the partnership. GVLP is an intricate part of the daily operation of the Authority, as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD under a single annual contributions contract (ACC). The Authority is not only responsible for all day-to-day business decisions of GVLP, but is also responsible for funding any operating deficits via an operating loan that will not bear interest and is nonrecourse to the other partners. The activity of GVLP is included in the accompanying financial statements as of June 30, 2009.

(b) Basis of Presentation

All of the Authority's programs are accounted for as business-type activities for financial reporting purposes. This financial statement presentation provides an indication of the financial performance of the Authority as a whole. The Authority has elected not to follow Financial Accounting Standards Board (FASB) pronouncements issued subsequent to November 30, 1989. The Authority follows all applicable GASB pronouncements, and FASB pronouncements issued prior to November 30, 1989, unless they conflict with GASB pronouncements.

(c) Basis of Accounting and Measurement Focus

The Authority's financial statements are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations of these activities are included on the statement of net assets. The Authority's statement of revenues, expenses and changes in net assets present increases (e.g., revenues) and decreases (e.g., expenses) in total net assets.

The statement of net assets and statement of revenues, expenses and changes in net assets of the Authority is presented on the accrual basis of accounting. Under this method of accounting, revenues are recognized when earned and expenses are recorded when liabilities are incurred without regard to receipt or disbursement of cash. The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are rental revenue, charges for services and intergovernmental operating grants. Operating expenses for the Authority include the cost of services, administrative expenses, housing assistance payments and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(d) Revenue Recognition

Tenant revenues are recognized as rentals become due. Rental payments received in advance, if any, are deferred until earned.

The Authority has entered into annual contributions contracts with HUD to develop, manage, and own public housing projects and to administer the federal Section 8 housing programs, whereby monthly housing assistance payments are made to landlords on behalf of eligible lower income tenants.

Except as discussed in the following paragraph, intergovernmental revenues are recognized in the period in which all grant requirements are satisfied, which is typically when the Authority has expended the funds on allowable costs. Grant funds received in advance of satisfying all requirements are recorded as deferred revenue.

Revenues from the HUD Housing Choice Voucher (HCV) program and Housing Assistance Payments (HAP), are recognized based on the current year's budget appropriation from HUD, rather than the methodology discussed in the above paragraph, in accordance with HUD requirements.

(e) Cash and Cash Equivalents, Cash with Fiscal Agents and Investments

Cash equivalents and investments are stated at fair value. Investments are held in certificates of deposit, U.S. government securities, commercial paper, and repurchase agreements, as authorized by the Code of Virginia, Sections 2.2-4501 through 2.2-4512. The Authority's investments in U.S. Government securities and commercial paper are valued at amortized cost as they have maturity dates of less than one year. All of the Authority's other investments are also short-term in nature such that cost and fair value are the same. Securities are held in safekeeping by the respective financial institutions. Repurchase agreements are collateralized by securities at market value sufficient to cover the face values of the investments.

For purposes of the accompanying statement of cash flows, all highly liquid investments and certificates of deposit with original maturities of three months or less from date of purchase are considered to be cash equivalents.

A portion of cash that is held by agents of the Authority is reported separately as cash with fiscal agents. There are no restrictions on the use of these funds.

(f) Inventories

Inventories of the Authority are valued at average cost. This inventory consists of expendable materials and supplies. The cost is expensed when the materials and supplies are used (consumption method of accounting).

(g) Restricted Cash and Cash Equivalents

A certain portion of cash and cash equivalents is reported in a separate restricted asset account on the accompanying statement of net assets because the use of these amounts is governed by revenue bond indenture provisions or a regulatory agreement.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(h) *Assets Held For Sale and Extraordinary Maintenance*

Assets held for sale are stated at acquisition cost plus improvements, but not in excess of net realizable value. Properties that the Authority intends to donate to the City or others are stated at a net realizable value of \$0, as the Authority does not expect to recover any of the cost of the property. Proceeds received from sales of these properties are required to be remitted to either the City or the federal government and, with the approval of the grantors, can be reprogrammed by the Authority or be used to reduce outstanding indebtedness. Consequently, as a result of this restriction, net assets associated with the above assets are considered restricted in the accompanying financial statements.

Extraordinary maintenance expenses include losses incurred to record assets held for sale at net realizable value and capital outlays with an acquisition cost less than \$500.

(i) *Capital Assets*

Capital outlays are recorded as assets in the financial statements if the acquisition cost is greater than \$500 and they have a useful life of two years or more. Capital outlays of the Authority are recorded as capital assets and depreciated over their estimated useful lives on a straight-line basis. All capital assets are valued at historical cost or estimated historical cost if actual cost was not available. Donated capital assets are valued at their estimated fair market value on the date donated.

Maintenance, repairs, and minor equipment are expensed when incurred. Amounts that materially change capacities or extend useful lives are capitalized. Upon sale or retirement of land, buildings, and equipment, the cost and related accumulated depreciation, if applicable, are eliminated from the respective accounts and any resulting gain or loss is included in the results of operations.

Certain capital assets with an approximate book value of \$41,828 have been deeded to the Authority from the City solely to serve as collateral on certain loan agreements. As the Authority has no responsibility or control over the operations of these assets, they have been excluded from the Authority's basic financial statements. The City has capitalized the value of these assets on their basic financial statements.

Depreciation of capital assets is calculated on the straight-line basis over the following estimated useful lives:

Buildings and improvements	20 to 40 years
Equipment:	
Data processing equipment	3 to 7 years
Automobiles	4 to 5 years
Office furniture and equipment	2 to 5 years

(j) *Bond Premiums, Discounts, and Issuance Costs*

Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the terms of the related issues on a straight-line basis.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(k) *Deferred Loss on Refunding*

The Authority's deferred loss on refunding is being charged to operations through the year 2013 using the straight-line method.

(l) *Compensated Absences*

Employees earn annual vacation leave at a rate ranging from 12 days per year, up to a maximum of 24 days per year after 31 years of service. There is no requirement that annual vacation leave be taken, but the maximum permissible accumulation is 36 days. At termination, employees are paid for any accumulated annual vacation leave. Employees also earn annual sick leave at the rate of one day each month. Employees hired prior to December 31, 1997 with more than five years of service are paid for 30% of unused sick leave upon separation. The current and noncurrent portions of accumulated annual vacation leave and sick leave estimated to be paid upon separation are recorded in the Authority's financial statements.

(m) *Income Taxes*

As a political subdivision of the state of Virginia, the Authority is exempt from federal and state income taxes.

(n) *Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Significant items subject to such estimates and assumptions include the carrying amount of assets held for sale, the carrying amount of capital assets, valuation of receivables, and obligations related to employee benefits. Actual results could differ from those estimates.

(o) *Self Insurance*

The Authority participates in a self-insurance program with the City for commissioners' liability insurance. There are no limits set in this self-insurance program. All personal assets of the Board would be defended in civil actions arising from their duties. At June 30, 2009, there are no liabilities for unpaid claims.

(p) *Other Post Employment Benefits*

The Authority provides postretirement health and dental care benefits, in accordance with the federal COBRA law which requires the Authority to extend access to healthcare benefits for eighteen months after termination to any employee participating in the health and dental plan. The Authority has elected to provide access to healthcare for retirees until age 65 or until they are eligible for Medicare. There are 41 retirees participating at 100% of their own cost. The Authority's regular healthcare provider underwrites the retiree's policies. During the year ended June 30, 2009, the Authority adopted GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* (GASB 45). GASB 45 requires the plan sponsor to record the actuarial cost (net of employee and retiree contributions) of the plan as an expense in its

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

financial statements and then accrue a liability to the extent actual contributions are less than this actuarial required contribution.

(2) Deposits and Investments

At June 30, 2009, the carrying value of the Authority's deposits with banks and savings institutions was \$14,960,146 and the bank balance was \$18,465,137 which was either covered by Federal Depository Insurance Corporation (FDIC), collateralized in accordance with the Virginia Security for Public Deposits Act (the Act), or held in trust accounts.

Custodial Credit Risk

Under the Act, banks holding public deposits in excess of the amounts insured by the FDIC must pledge collateral in the amount of 50% of excess deposits to a collateral pool in the name of the State Treasury Board. Savings institutions are required to collateralize 100% of deposits in excess of FDIC limits. If any member financial institution fails, the entire collateral becomes available to satisfy the claims of the Authority. If the value of the pool's collateral is inadequate to cover a loss, additional amounts would be assessed on a pro rata basis to the members (banks and savings institutions) of the pool; therefore, these deposits are considered collateralized and as a result are considered insured. The State Treasury Board is responsible for monitoring compliance with the collateralization and reporting requirements of the Act and for notifying local governments of compliance by banks and savings and loans.

In accordance with its investment policy, temporary cash surpluses are invested in repurchase agreements and certificates of deposit. The repurchase agreement is fully collateralized by the U.S. government and government agency securities pledged in the Authority's name. The collateral is held by the pledging financial institution in its own name.

The investment in the repurchase agreement represents an overnight sweep investment of excess cash deposits with a bank. The amount is collateralized under the Act. The investment in commercial paper is AAA rated.

Concentration of Credit Risk

There are no concentrations of credit risk, other than investments in U.S. government obligations greater than 5% of total investments.

The Code of Virginia has authorized the Authority to invest in certificates of deposit with national banks located within the Commonwealth of Virginia, obligations of the United States or its agencies, bankers' acceptances, repurchase agreements, and "prime quality" commercial paper.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

Interest Rate Risk

In accordance with its investment policy, the Authority manages its exposure to declines in fair value by investing operating funds in securities maturing in periods of up to one year, or a lesser period that coincides with expected disbursements. Investments of reserves not needed for operations are typically held to maturity.

Investment type	Fair value	Investment maturities (in years)		
		Less than 1	1-2	2-4
U.S. agency and discount notes	\$ 18,967,481	15,974,607	—	2,992,874
Repurchase agreement	11,259,824	11,259,824	—	—
Commercial paper	3,884,806	3,884,806	—	—
Certificates of deposit	10,190,956	9,311,137	879,819	—
	<u>\$ 44,303,067</u>	<u>40,430,374</u>	<u>879,819</u>	<u>2,992,874</u>

A reconciliation of the carrying value of deposits and investments as reported previously to amounts reported in the accompanying statement of net assets for the primary government is as follows:

Deposits	\$ 14,960,146
Cash on hand	775
Letter of credit	600,050
Investments	<u>44,303,067</u>
	<u>\$ 59,864,038</u>
Per exhibit A:	
Cash and cash equivalents	\$ 28,407,070
Cash with fiscal agents	4,120,937
Restricted cash and cash equivalents	19,391,760
Investments	<u>7,944,271</u>
	<u>\$ 59,864,038</u>

Foreign Currency Risk

The Authority does not have any foreign investments.

Component Units

Norfolk Community College Campus Corporation

Credit Risk

Financial instruments which potentially subject NCCCC to credit risk consist principally of cash and bond escrow funds. The Corporation places its cash with high credit quality financial institutions and balances may, at times, exceed the FDIC insured limits. At December 31, 2008, the Corporation had \$29,586 in cash and \$331,147 invested by the trustee in short-term money market instruments.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

Investments

Corporate investments are stated at fair value.

(3) Receivables

The only receivables not expected to be collected within one year are the notes receivable. A summary of notes receivable at June 30, 2009, with specific payment terms, is as follows:

1 % promissory notes, due from Community Ventures Investors, L.L.C. Monthly installments of interest only. Principal to be paid in full by January 1, 2015. The purpose of the loan is for Community Ventures Investors, L.L.C. to purchase new market tax credits for the Attucks Theater.	\$ 5,688,000
Allowance for doubtful accounts	<u>(5,688,000)</u>
	<u>\$ —</u>

Notes receivable – Hope VI

0% promissory notes receivable of the HOME program, due from local citizens on a deferred basis. The loans are made to qualifying homeowners and investors to make improvements to the property located in target neighborhoods in the City. The notes are secured by deeds of trust and are forgivable at varying rates provided that the borrower complies with the terms of the deed of trust. The notes are forgiven at different rates for homeowners than for investors, with investor forgiveness also depending upon the amount of the original note.

The notes are fully reserved based on the history of forgiveness of the notes.	\$ 12,349,970
Allowance for doubtful accounts	<u>(12,349,970)</u>
	<u>\$ —</u>

0% promissory notes receivable of the Hope VI program, due from local citizens on a deferred basis. The loans are made to qualifying homeowners and investors to make improvements to the property located in target neighborhoods in the City. The notes are secured by deeds of trust and are forgivable at varying rates provided that the borrower complies with the terms of the deed of trust. The notes are forgiven at different rates for homeowners than for investors, with investor forgiveness also depending upon the amount of the original note. The notes are fully reserved based on the history of forgiveness of the notes.

	\$ 1,554,934
Allowance for doubtful accounts	<u>(1,554,934)</u>
	<u>\$ —</u>

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

Promissory note receivable due from The Community Builders (TCB) Marshall Manor II LP. The funds were provided for the construction of 66 units of rental housing, of which 56 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2044.	\$ 3,885,753
Promissory note receivable due from TCB. The funds were provided for approved costs of the Marshall Manor II development. The note bears no interest, principal payments to be made from cash flow and/or net proceeds of TCB Marshall Manor II that TCB receives.	51,370
Promissory note receivable due from TCB Bowling Green II LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2044.	2,754,168
Promissory note receivable due from TCB Marshall Manor III LP. The funds were provided for the construction of 58 units of rental housing, of which 46 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2045.	2,509,099
Promissory note receivable due from TCB. The funds were provided for approved costs of the Marshall Manor III development. The note bears no interest, principal payments to be made from cash flow and/or net proceeds of TCB Marshall Manor III that TCB receives.	131,211
Promissory note receivable due from TCB Bowling Green III LP. The funds were provided for the construction of 45 units of rental housing, of which 35 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2045.	2,020,387
Promissory note receivable due from TCB Marshall Manor IV LP. The funds were provided for the construction of 38 units of rental housing, of which 38 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2046.	1,389,197
Promissory note receivable due from TCB Marshall Manor IV LP. The funds were provided for the construction of 38 units of rental housing, of which 38 units will be reserved for qualified low income tenants. The note earns interest at 5.36%. Interest and principal shall be due in December 2046.	650,000
Promissory note receivable due from TCB Bowling Green IV LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2046.	1,595,000
Promissory note receivable due from TCB Bowling Green IV LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.36%. Interest and principal shall be due in December 2046.	650,000
Total notes receivable – Hope VI	<u>15,636,185</u>

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

Housing Opportunity – Fixed rate 5% to 6% promissory notes receivable due from local citizens in monthly installments of principal and interest. The loans are made to qualified home buyers in Wellington Oaks and Bell Diamond for the purchase and/or improvement of property. All notes are secured by deeds of trust.	\$ 59,061
EDA Revolving Loan – Fixed rate 5% promissory notes receivable due from local citizens in monthly installments of principal and interest. The loans are made to qualifying businesses for capital improvements. An allowance of doubtful accounts of \$4,000 is recorded related to these notes.	224,014
Broad Creek – 0% promissory notes receivable, due from local citizens on a deferred basis to purchase homes located in a targeted neighborhood. The notes are secured by a deed of trust and are partially forgivable.	39,525
EOV Note Initiatives – 0% promissory note for the purchase of a residence. The note is due when the signor vacates the residence or upon her death. The note is secured by a deed of trust on certain real property.	195,000
Program Income – 0% to 8% fixed rate promissory notes receivable due from local citizens on a deferred basis, forgivable basis, or in monthly installments of principal and interest. Program income consists of gap financing, demo in lieu of acquisition, an ecumenical family shelter note, and other notes. Gap financing is issued to qualifying person(s) to provide second deeds of trust for down payments and closing costs. Demo in lieu of acquisition is issued to qualifying person(s) in which the Authority incurs the cost of demolition and takes a note to be paid at a future date. The ecumenical family shelter note is for the acquisition and renovation of a multiple family building, the “Dwelling Place.” Other notes are issued to nonprofit agencies for land the Authority has “donated.” The notes become payable if the use is no longer for “low to moderate income residential.”	118,436
Rehabilitation Loans – 5% to 12% fixed rate promissory notes receivable, due from local citizens either on a deferred basis or in monthly installments of principal and interest. The loans are made to qualifying persons to make improvements to property located in certain redevelopment and rehabilitation areas as designated by the Authority and the City. The notes are secured by deeds of trust on the rehabilitation improvements made to the properties.	8,238,971
Tax Credit Note – 6.62% fixed rate promissory note receivable, due from a local Low Income Housing Tax Credit partnership. The funds were provided for the renovation of a 260 unit apartment complex. The note bears interest on a monthly basis and is due to be paid in full on or before June 30, 2010.	1,665,123
Total notes receivable	26,176,315
Less current portion	1,825,766
	<u>\$ 24,350,549</u>

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

Component Units

NCCCC leases a facility to the State Board for Community Colleges for approximately \$2,000,000 per year until December 31, 2015, and \$750,000 thereafter until December 31, 2019. The \$2,000,000 annual rent payment consists of principal repayments on the current notes receivable in the amount of \$1,350,000 and \$650,000 in interest and fees. The capital lease is reflected as a sale of the facility with a note receivable of \$13,810,000 equal to the debt described in note 5.

(4) Capital Assets

The following is a summary of changes in capital assets for the fiscal year ended June 30, 2009:

	Balance July 1, 2008	Increases	Decreases	Balance June 30, 2009
Capital assets not being depreciated:				
Land	\$ 23,405,222	216,584	(96,661)	23,525,145
Construction in progress	12,735,079	7,727,907	(7,491,758)	12,971,228
Total capital assets not being depreciated	36,140,301	7,944,491	(7,588,419)	36,496,373
Other capital assets:				
Buildings and building improvements	150,721,085	10,678,679	(190,224)	161,209,540
Improvements other than buildings	54,899,542	615,066	—	55,514,608
Equipment	7,844,997	2,681,385	(80,571)	10,445,811
Total other capital assets	213,465,624	13,975,130	(270,795)	227,169,959
Less accumulated depreciation for:				
Buildings and building improvements	72,251,787	5,773,941	(11,603)	78,014,125
Improvements other than buildings	38,408,291	1,509,245	—	39,917,536
Equipment	5,795,047	549,795	(80,571)	6,264,271
Total accumulated depreciation	116,455,125	7,832,981	(92,174)	124,195,932
Other capital assets, net	97,010,499	6,142,149	(178,621)	102,974,027
	<u>\$ 133,150,800</u>	<u>14,086,640</u>	<u>(7,767,040)</u>	<u>139,470,400</u>

The Authority has active construction projects as of June 30, 2009. Outstanding commitments related to construction in progress amounted to approximately \$10.7 million at June 30, 2009.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

The following is a reconciliation of depreciation expense per the statement of revenues, expenses, and changes in net assets to the chart above:

Depreciation and amortization expense	\$ 8,005,178
Less amortization expense	<u>(172,197)</u>
Increase in accumulated depreciation	<u><u>\$ 7,832,981</u></u>

(5) Long and Short-Term Debt

A summary of the Authority's long and short-term liability activity for the fiscal year ended June 30, 2009 is presented below:

	<u>Amounts payable at July 1, 2008</u>	<u>Additions</u>	<u>Retirements and reductions</u>	<u>Amounts payable at June 30, 2009</u>	<u>Amounts due within one year</u>
Notes payable:					
Granby Street office building	\$ 1,908,213	—	149,154	1,759,059	153,954
Federal Financing Bank	8,280,063	—	517,000	7,763,063	552,620
Renewal and replacement (line of credit)	5,410,825	1,955,000	190,000	7,175,825	7,175,825
Grandy renovation	259,703	—	58,562	201,141	61,705
Park Terrace	909,426	—	70,787	838,639	77,407
NRHA Mission I	4,658,008	—	100,642	4,557,366	106,717
	<u>21,426,238</u>	<u>1,955,000</u>	<u>1,086,145</u>	<u>22,295,093</u>	<u>8,128,228</u>
Bonds payable:					
Property acquisition bonds	3,030,000	—	1,270,000	1,760,000	1,760,000
Grandy Partnership	8,900,000	1,150,000	—	10,050,000	—
Multi-family revenue bonds – Oakmont North	3,205,000	—	175,000	3,030,000	185,000
Revenue bonds – Merrimack Landing	3,380,000	—	495,000	2,885,000	515,000
Less:					
Unamortized bond discount	(57,879)	—	(10,686)	(47,193)	(10,686)
Unamortized loss on refunding	(115,599)	—	(26,173)	(89,426)	(26,173)
	<u>18,341,522</u>	<u>1,150,000</u>	<u>1,903,141</u>	<u>17,588,381</u>	<u>2,423,141</u>
Loans payable:					
Mission Development	—	1,521,323	—	1,521,323	1,521,323
Accrued compensated absences	1,602,269	172,532	109,408	1,665,393	174,331
Total long-term liabilities	<u>\$ 41,370,029</u>	<u>4,798,855</u>	<u>3,098,694</u>	<u>43,070,190</u>	<u>12,247,023</u>

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

The following summarizes the Authority's long-term note and bond obligations at June 30, 2009.

Notes payable:

6.6% Federal Financing Bank notes due in annual installments of principal and interest totaling \$1,064,982 through November 1, 2019. The notes are secured by three low-income housing projects.	\$ 7,763,063
Renewal and replacement (line of credit) note due to a local bank, interest at 1.5% over LIBOR (1.813% at June 30, 2009). Payments of interest are due monthly. Subsequent to year end, the Authority is working with the local bank to refinance the line of credit to January 26, 2011, at which time it will convert to various notes. The note is secured by real property owned by the Authority and the City. The Authority can borrow up to \$8,000,000 under the note.	7,175,825
Unsecured note due to a local bank for infrastructure improvements to a federally aided low-income public housing apartment complex. Payments of \$5,898 are paid monthly, including interest at 5.24%, through July 2012.	201,141
Tax-exempt government bond for renovation to the 201 Granby Building. Repayment of yearly principal and interest of \$231,887 due in monthly installments with interest at 4.513% through 2018. The debt is secured by the building and all equipment at 201 Granby Street.	1,759,059
Mortgage note insured by the Federal Housing Administration for a 260 unit apartment complex in Norfolk, Virginia. Bearing interest at the rate of 5.875%. Principal and interest are paid in monthly installments of \$30,968.	4,557,366
Note payable to VHDA, due in monthly installments of \$12,461, including interest at 8.974%, through April 2017. The note is secured by substantially all assets of the Park Terrace apartment project.	838,639
Total notes payable	<u>22,295,093</u>

Bonds payable:

Tax-exempt variable rate property acquisition bonds. Interest is payable monthly, principal payments are due on September 1 through 2010. These bonds are secured by a letter of credit with a local bank. The interest rate at June 30, 2009 was 0.70% and is reset weekly based on LIBOR.	1,760,000
Tax-exempt variable rate multi-family rental housing revenue bonds Series 1999. Interest is payable monthly, principal payments are due annually on March 1 through 2021. These bonds are secured by a letter of credit with a local bank. The interest rate at June 30, 2009 was 0.29% and is reset weekly based on LIBOR.	3,030,000

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

Tax-exempt multi-family housing revenue draw down bonds series 2008.

Interest is variable and payable monthly, principal due at maturity, June 1, 2011. The interest rate at June 30, 2009 was 2.535% and is reset monthly based on one-month LIBOR. The bonds are unsecured.

\$ 10,050,000

Multi-family housing serial revenue refunding bonds issued February 1, 1997, interest from 4.1% to 5.5% payable semiannually. The bonds are secured by a lien on the property and a security interest in the leases and rents of the property. The bonds will be redeemed pursuant to the sinking fund provisions of the trust agreement between the Authority and the trustee, in increasing amounts each December 1 through 2013.

2,885,000

17,725,000

Less:

Unamortized bond discount

(47,193)

Unamortized loss on refunding

(89,426)

Total bonds payable

17,588,381

Loan payable – Mission Development

1,521,323

Accrued compensated absences

1,665,393

Total long-term liabilities

\$ 43,070,190

(a) *Future Maturities*

Future maturities of the Authority's various debt obligations together with scheduled interest payments are as follows:

	Notes and loan payable		Bonds payable	
	Principal	Interest	Principal	Interest
Fiscal year ending June 30:				
2010	\$ 9,649,551	1,200,959	2,460,000	626,841
2011	5,350,553	746,503	10,795,000	555,233
2012	957,546	559,636	780,000	87,482
2013	952,022	502,584	820,000	69,110
2014	1,008,617	437,386	870,000	4,906
2015-2019	5,625,346	1,147,205	1,350,000	16,390
2020-2024	272,781	18,003	650,000	2,167
	<u>\$ 23,816,416</u>	<u>4,612,276</u>	<u>17,725,000</u>	<u>1,362,129</u>

Future maturities of accrued compensated absences are not determinable.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(b) Component Units

The Authority issued Educational Facility Revenue bonds dated September 1, 1999 for the Tidewater Community College downtown campus project in the amount of \$9,115,000. At December 31, 2008, \$6,105,000 remained outstanding. Interest at rates from 4.3% to 5.5% is payable semiannually and principal payments are due annually in November.

The Authority issued Educational Facility Revenue Refunding Bonds dated March 1, 2003 for the Tidewater Community College downtown campus project in the amount of \$8,970,000. These bonds refunded a portion of the Educational Facility Revenue bonds dated May 1, 1995. At December 31, 2008, \$7,705,000 remained outstanding. Interest at rates from 2.0% to 5.25% is payable semiannually and principal payments are due annually in November. Also included in bonds payable is \$205,108 of unamortized bond premium.

Principal maturities for the revenue bonds are as follows: 2010, \$1,400,000; 2011, \$1,455,000; 2012, \$1,515,000; 2013, \$1,580,000; and 2014-2023, \$7,860,000.

(6) Pension Plan**(a) Plan Description**

The Authority contributes to the Virginia Retirement System (VRS), an agent multiple-employer, defined benefit pension plan administered by the Virginia Retirement System (VRS or the System). All full-time, salaried permanent employees must participate in the VRS. Benefits vest after five years of service. Employees are eligible for an unreduced retirement benefit at age 65 with five years of service and at age 50 with 30 years of service for participating employers, payable monthly for life in an amount equal to 1.7% of their average final compensation (AFC) for each year of credited service. In addition, retirees qualify for annual cost-of-living (COLA) adjustments beginning in their second year of retirement. The COLA is limited to 5% per year. AFC is defined as the highest consecutive 36 months of reported compensation. Benefits are actuarially reduced for retirees who retire prior to becoming eligible for full retirement benefits. The VRS also provides death and disability benefits. Title 51.1 of the Code of Virginia (1950), as amended, assigns the authority to establish and amend benefit provisions to the General Assembly of Virginia. The System issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for VRS. A copy of that report may be obtained by writing the System at P.O. Box 2500, Richmond, Virginia 23218-2500.

(b) Funding Policy

Plan members are required by Title 51.1 of the Code of Virginia (1950), as amended, to contribute 5% of their annual reported compensation to the VRS. This 5% member contribution has been assumed by the employer. In addition, the employer is required to contribute the remaining amounts necessary to fund its participation in the System using the actuarial basis specified by statute and approved by the VRS board of trustees. The Authority's contribution rate for the fiscal year ended June 30, 2009 was 14.09% of annual covered payroll, including the member contribution of 5%.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(c) *Annual Pension Cost*

For the fiscal year ended June 30, 2009, the Authority's annual pension cost of \$1,940,531 was equal to the Authority's required and actual contributions. The required contribution was determined as part of the June 30, 2007 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included (a) 7.5% investment rate of return, (b) projected salary increases between 3.75% and 5.60%, and (c) 2.5% per year cost-of-living adjustments. Both (a) and (b) included an inflation component of 2.5%. The actuarial value of the Authority's assets is equal to the modified market value of assets. This method uses techniques that smooth the effects of short-term volatility in the market value of assets over a five-year period. The Authority's unfunded actuarial accrued liabilities are being amortized as a level percentage of payroll on an open basis. The amortization period is 20 years. The trend information for the Authority's employees is as follows:

	Three-year trend information		
	Annual pension cost (APC)	Percentage of APC contributed	Net pension obligation
Fiscal year ending:			
June 30, 2009	\$ 1,940,531	100%	none
June 30, 2008	2,293,238	100	none
June 30, 2007	2,270,239	100	none

(7) **Deferred Compensation Plan**

The Authority offers all regular employees a deferred compensation plan created in accordance with Internal Revenue Code, Section 457. The plan permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees or beneficiaries until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property or rights, are held in an annuity contract for the participants. The contract is managed by ING Life Insurance and Annuity Company. The assets are not included in the accompanying basic financial statements as of June 30, 2009.

(8) **Commitments and Contingencies**

(a) *Federal Award Programs*

The Authority participates in a number of federal award programs. Although the Authority has been audited in accordance with the provisions of OMB Circular A-133, these programs are still subject to financial and compliance audits by the grantors or their representatives. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grant. Based on prior experience, the Authority believes such disallowances, if any, will not be significant.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(b) *Litigation*

Various claims and lawsuits are pending against the Authority. In the opinion of the Authority's counsel, resolution of these cases would not involve a significant liability to the Authority.

(c) *Waterside Limited Partnership*

The Authority guarantees a note payable to BB&T (Branch Banking & Trust Co.). The outstanding balance of the note at June 30, 2009 was \$5,365,161 and was with full recourse to the Authority.

(d) *Letters of Credit*

The Authority has nine letters of credit with a bank for \$25,471,714. Monthly draws have been made against two of the letters of credit to pay interest on bonds issued by the bank. Those letters of credit are repaid from interest escrow accounts kept with the bank. No draws have been made against the other seven letters of credit.

(9) *Conduit Debt*

Periodically, the Authority has issued industrial revenue bonds to provide financial assistance to private-sector entities for the acquisition and construction and rehabilitation of industrial and commercial facilities and multi-family residential facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans.

Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The Authority is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2009, there were 14 issues of industrial revenue bonds outstanding, with an aggregate principal amount payable of approximately \$194,455,816.

(10) *Related-Party Transactions*

The Authority has entered into contracts with The Community Builders (TCB) and various limited partnership owner entities set up by TCB to construct, own and operate six rental housing developments in the Broad Creek section of the City. The construction of the six developments are funded with Hope VI funds supplied by the Authority and low income housing tax credits administered by the Virginia Housing and Development Authority.

The City has entered into a cooperation agreement with the Authority and its wholly owned affiliate, Selden Arcade Associates, L.L.C. to own, renovate and operate the historic Selden Arcade located downtown in the City. Under this agreement the Authority established its affiliate to pursue historic tax credits for the renovation and the City donated the property and its funds for the renovation and operation of the Seldon Arcade. The agreement is a limited liability of the Authority.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

During the year, NRHA received a construction management fee of \$35,000 from its blended component unit, GVLP. This amount was recorded as a capital expenditure on the accompanying statement of revenues, expenses and changes in net assets. This fee was funded by a draw from a tax exempt bond. This fee was recorded as other operating revenue in the accompanying statements of revenues, expenses and changes in net assets of the primary government. These transactions between NRHA and the blended component unit have not been eliminated in the accompanying financial statements.

During the year, NRHA received a management fee of \$15,000 from its blended component unit, HRV. This amount was recorded as an operating expense on the accompanying statement of revenues, expenses and changes in net assets. This fee was recorded as other operating revenue in the accompanying statements of revenues, expenses and changes in net assets of the primary government. These transactions between NRHA and the blended component unit have not been eliminated in the accompanying financial statements.

(11) Other Post Employment Benefits (OPEB) Liability**(a) Plan Description**

At its sole discretion, the Authority offers a Postretirement Healthcare Benefit Plan subject to eligibility. Under the plan, the Authority will offer retiree's access to health insurance at the same cost as active employees up through age 65 or until the retiree is eligible for Medicare. To be eligible to participate, the retiree must terminate service with the Authority and be receiving service or disability retirement through the VRS. The dependents of a retiree shall be eligible for coverage to the same extent as for the dependents of active employees.

(b) Funding Policy

To receive healthcare benefits, the employee or surviving spouse/dependent must be making the required premium contribution on a timely basis. Retirees pay 100% of the required premiums. The cost of the benefits provided by the Plan is currently being paid by the Authority on a pay-as-you-go basis.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

(c) Annual OPEB Cost and Net OPEB Obligation

The Authority's annual OPEB expense is calculated based on the annual required contribution (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years, and is included in the Authority's statement of net assets in noncurrent liabilities – other. The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Authority's net OPEB obligation for the healthcare benefit plan:

Annual required contribution (ARC):		
Normal cost	\$	539,361
Unamortized actuarial accrued liability		—
Interest		—
Total ARC		<u>539,361</u>
Contributions made		<u>—</u>
Increase in net OPEB obligation		539,361
Net OPEB obligation, beginning of year		<u>—</u>
Net OPEB obligation, end of year	\$	<u><u>539,361</u></u>

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year 2009 were as follows:

<u>Year ended June 30</u>	<u>Annual OPEB cost</u>	<u>Percentage of annual OPEB cost contributed</u>	<u>Net OPEB obligation</u>
2009	\$ 539,361	—%	\$ 539,361

(d) Funded Status and Funding Progress

As of July 1, 2009, the most recent actuarial valuation date, the plan was not funded. The actuarial accrued liability for benefits and the unfunded actuarial accrued liability (UAAL) was \$4,124,354. The covered payroll (annual payroll of active employees covered by the plan) was \$14,269,757, and the ratio of the UAAL to the covered payroll was 28.9%. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and healthcare trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Basic Financial Statements

June 30, 2009

The schedule of funding progress, presented as Required Supplementary Information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

(e) Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members at that point. The required contribution was determined as part of the July 1, 2009 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions at July 1, 2009 included a 4.0% investment rate of return and an annual healthcare cost trend rate increase of 14% grading down to 5% over 6 years. The Authority's unfunded actuarial accrued liability is being amortized on a closed level dollar amount basis over a period of 30 years.

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**REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MD&A
(UNAUDITED)**

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Required Supplementary Information Other than MD&A
Schedule of Funding Progress – VRS (Unaudited)

Year ended June 30, 2009

Actuarial valuation date		Actuarial value of assets	Actuarial accrued liability (AAL)	Underfunded actuarial accrued liability (UAAL)	Funded ratio		Covered payroll	UAAL as a percentage of covered payroll
June 30, 2006	\$	65,055,152	77,404,075	12,348,923	88.66%	\$	14,013,401	88.12%
June 30, 2007		72,045,739	80,500,571	8,454,832	89.50		13,371,113	63.23
June 30, 2008		77,400,690	84,176,732	6,776,042	91.95		13,736,580	49.33

See accompanying independent auditors' report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Required Supplementary Information Other than MD&A
Schedule of Funding Progress – Postretirement Healthcare Benefit Plan (Unaudited)

Year ended June 30, 2009

Actuarial valuation date	Actuarial value of assets	Actuarial accrued liability (AAL)	Underfunded actuarial accrued liability (UAAL)	Funded ratio	Covered payroll	UAAL as a percentage of covered payroll
July 1, 2009	\$ —	4,124,354	4,124,354	—%	\$ 14,269,757	28.9%

See accompanying independent auditors' report.

SUPPLEMENTARY INFORMATION (UNAUDITED)

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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Community Development Block Grant Fund Expenditures by Program Year (Unaudited)

Year ended June 30, 2009

	<u>Site clearance</u>	<u>Administration</u>	<u>Site improvement</u>	<u>Site acquisition</u>	<u>Site disposition</u>	<u>Rehabilitation</u>	<u>Relocation</u>	<u>Miscellaneous</u>	<u>Total</u>
Community Development Block Grant Fund:									
Program year 2002	\$ —	—	—	19,240	—	—	—	—	19,240
Program year 2003	—	—	223,841	78,804	6	—	—	—	302,651
Program year 2004	—	—	13,945	—	—	—	—	—	13,945
Program year 2005	—	—	13,875	77,506	—	783	2,105	—	94,269
Program year 2006	—	—	93,658	117,047	3,436	22,868	5,552	—	242,561
Program year 2007	29,615	—	—	307,560	9,600	356,353	58,448	—	761,576
Program year 2008	<u>9,844</u>	<u>672,714</u>	<u>113,012</u>	<u>254,994</u>	<u>449,923</u>	<u>2,202,334</u>	<u>48,258</u>	<u>75,722</u>	<u>3,826,801</u>
Total CD	\$ <u>39,459</u>	<u>672,714</u>	<u>458,331</u>	<u>855,151</u>	<u>462,965</u>	<u>2,582,338</u>	<u>114,363</u>	<u>75,722</u>	<u>5,261,043</u>
Reconciliation to operating expenses:									
Project costs incurred	\$ 39,459	672,714	458,331	855,151	462,965	2,582,338	114,363	75,722	5,261,043
Land held for resale	—	—	—	—	—	—	—	—	53,343
Operating expenses								\$	<u>5,314,386</u>

Unaudited – see accompanying independent auditors' report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Urban Renewal Fund Expenditures by Project (Unaudited)

Year ended June 30, 2009

	Atlantic City VA R-1	Downtown North VA R-8	Downtown South VA R-9	Rosemont VA R-25	Ghent Neighborhood Conservation VA R-43	Huntersville VA R-70	Total
Classification of expenditures:							
Administrative costs	\$ 5,124	6,580,468	14,684	10,797	929,917	18,027	7,559,017
Legal services	26,512	374,871	66,185	27,170	9,023	2,229	505,990
Survey and planning	9,950	735,757	39,533	—	5,084	—	790,324
Acquisition expense	—	10,228	—	—	823	1,610	12,661
Operation of acquired property	(558,414)	(60,545)	(15,881)	(13,823)	7,373	(878)	(642,168)
Relocation costs	—	20,942	—	—	205,629	22,596	249,167
Site clearance	935	16,597	—	2,583	66,917	43,663	130,695
Project or site improvements	11,040	3,457,056	119,555	1,272,591	135,129	11,125	5,006,496
Project or site improvements/transfer to Waterside	—	—	3,100,000	—	—	—	3,100,000
Disposal, lease, and retention costs	58,010	293,291	29,545	246,056	34,426	63,685	725,013
Other income, primarily interest	(79,361)	(7,111,044)	(16,771)	(81,839)	(67,794)	(26,270)	(7,383,079)
Real estate purchases	—	183,000	—	—	30,000	30,000	243,000
Rehabilitation	—	367,948	—	—	—	—	367,948
Net cumulative project costs at June 30, 2009	(526,204)	4,868,569	3,336,850	1,463,535	1,356,527	165,787	10,665,064
Net cumulative project costs at June 30, 2008	(514,204)	4,867,743	3,336,850	1,463,535	1,356,527	165,787	10,676,238
Net project costs incurred during year ended June 30, 2009	(12,000)	826	—	—	—	—	(11,174)
Revenue earned during year ended June 30, 2009	12,000	898	—	—	—	—	12,898
Gross project costs incurred during year ended June 30, 2009	\$ —	1,724	—	—	—	—	1,724

Unaudited – see accompanying independent auditors' report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
Summary Schedule of Comprehensive Grant Program and Capital Fund Program Expenditures (Unaudited)
Year ended June 30, 2009

	2001	2002	2003	Bonus 2003	2004	2005	2006	2007	2008	Total
Classification of expenditures:										
1408 Management improvements	\$ 623,839	328,757	221,724	—	120,809	147,157	130,100	93,728	53,154	1,719,268
1410 Administration	541,467	489,796	480,550	—	510,444	674,998	573,446	585,456	407,571	4,263,728
1430 Fees and costs	236,651	116,464	106,987	—	239,686	882,418	561,841	462,374	308,429	2,914,850
1440 Pre-development costs	—	—	—	—	—	277,695	—	—	—	277,695
1450 Site improvements	260,731	121,019	163,000	—	230,178	246,471	347,580	101,900	35,994	1,506,873
1460 Dwelling structures	2,358,355	1,773,552	838,374	405,945	2,255,113	1,716,585	1,916,560	642,761	197,710	12,104,955
1465.1 Dwelling equipment – nonexpendable	—	387,683	—	—	167,565	202,280	—	—	75,241	832,769
1470 Nondwelling structures	182,297	779,881	680	826,004	—	639,147	546,211	—	—	2,974,220
1475 Nondwelling equipment	—	—	509,295	—	—	—	—	—	—	509,295
1495 Relocation costs	116,016	—	—	—	—	—	—	—	—	116,016
1490 Replacement reserves*	3,500,000	3,500,000	3,500,000	—	3,343,069	772,911	—	—	—	14,615,980
1498 Development activity	—	—	—	—	—	1,661,636	1,191,832	72,524	—	2,925,992
1460 Replacement Housing Factor Funds	7,481	15,752	12,229	—	359,885	6,440	—	—	—	401,787
Cumulative project costs at June 30, 2009	7,826,837	7,512,904	5,832,839	1,231,949	7,226,749	7,227,738	5,267,570	1,958,743	1,078,099	45,163,428
Cumulative project costs at June 30, 2008	7,826,837	7,512,904	5,832,839	1,231,949	7,219,888	6,730,647	2,666,949	555,550	—	39,577,563
Project costs incurred during year ended June 30, 2009	—	—	—	—	6,861	497,091	2,600,621	1,403,193	1,078,099	5,585,865
* Classification of expenditures – Replacement Reserves:										
1408 Management improvements	1,715	—	—	—	—	—	—	—	—	1,715
1410 Administration	(1,862)	400	—	—	6,737	15,339	—	—	—	20,614
1430 Fees and costs	67,911	18,889	151,117	—	24,564	63,016	—	—	—	325,497
1450 Site improvements	398,880	217,404	1,610,445	—	1,172,180	—	—	—	—	3,398,909
1460 Dwelling structures	3,179,390	2,760,642	1,663,407	—	1,367,607	23,267	—	—	—	8,994,313
1470 Nondwelling structures	—	629,317	335,922	—	1,033,925	—	—	—	—	1,999,164
1495 Relocation costs	196	—	59,572	—	—	—	—	—	—	59,768
1498 Development activity	—	—	—	—	—	697,643	—	—	—	697,643
Cumulative project costs at June 30, 2009	3,646,230	3,626,652	3,820,463	—	3,605,013	799,265	—	—	—	15,497,623
Cumulative project costs at June 30, 2008	3,646,230	3,626,652	3,700,854	—	3,554,441	46,989	—	—	—	14,575,166
Project costs incurred during year ended June 30, 2009	—	—	119,609	—	50,572	752,276	—	—	—	922,457
Total project costs incurred during year ended June 30, 2009	—	—	119,609	—	57,433	1,249,367	2,600,621	1,403,193	1,078,099	6,508,322
Increase in capital assets (not including depreciation):										
Ending balance	3,319,306	3,285,934	3,703,071	1,231,949	5,554,720	2,174,890	3,774,853	1,191,095	310,208	24,546,026
Transfers	—	—	258	—	—	1,079,200	275,584	4,555	—	1,359,597
Beginning balance	(3,319,306)	(3,285,934)	(3,583,720)	(1,231,949)	(5,497,287)	(2,031,616)	(1,461,871)	(145,409)	—	(20,557,092)
Increase in capital assets	—	—	119,609	—	57,433	1,222,474	2,588,566	1,050,241	310,208	5,348,531
Management improvements and administration	—	—	—	—	—	26,893	12,055	352,952	767,891	1,159,791
Administrative expenses transferred to central office cost center	—	—	—	—	—	(727)	(794)	(251,746)	(378,759)	(632,026)
Transfers to Grandy (Contra Account)	—	—	—	—	—	(15,339)	—	—	—	(15,339)
Depreciation	186,682	188,976	188,922	72,669	191,035	82,262	17,155	990	523	929,214
Operating expenses	\$ 186,682	188,976	188,922	72,669	191,035	93,089	28,416	102,196	389,655	1,441,640

* Replacement Reserves Expenditures

Unaudited – see accompanying independent auditors' report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
Summary Schedule of ROSS Grants Program Expenditures (Unaudited)
Year ended June 30, 2009

	Program year							
	2001-2002	2003	2005	2006	2007	2008	2009	Total
Classification of expenditures:								
Program coordinator	\$ 81,000	44,242	39,183	130,000	130,000	131,000	8,887	564,312
Revolving loan program	60,000	—	—	—	—	—	—	60,000
Employment and job readiness	12,500	—	—	—	—	—	—	12,500
Job training	14,928	131,041	238,679	—	—	—	—	384,648
Vocational training	14,525	—	—	—	—	—	—	14,525
Family support service	48,971	—	5,856	—	—	—	—	54,827
Travel costs	2,807	998	8,706	—	7,284	—	—	19,795
Administrative costs	9,600	31,120	14,602	—	18,795	—	—	74,117
Capacity building activities	—	42,560	—	—	—	—	—	42,560
Individual Savings Account	—	—	37,500	—	—	—	—	37,500
Market analysis	68	—	—	—	—	—	—	68
Stipend	—	—	—	—	4,200	—	—	4,200
Program expenses	40,619	83,401	19,657	—	26,503	—	—	170,180
Salaries	32,482	—	145,764	—	109,045	—	—	287,291
Fringe benefits	9,419	16,835	29,236	—	26,103	—	—	81,593
Cumulative project costs at June 30, 2009	326,919	350,197	539,183	130,000	321,930	131,000	8,887	1,808,116
Cumulative project costs at June 30, 2008	326,919	350,197	539,183	130,000	175,503	—	—	1,521,802
Project costs incurred during year ended June 30, 2009	\$ —	—	—	—	146,427	131,000	8,887	286,314
Equipment								—
Current year depreciation								4,283
Operating expenses							\$	290,597

Unaudited – see accompanying independent auditors' report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Summary Schedule of Urban Revitalization Program (Hope VI) Expenditures (Unaudited)

Year ended June 30, 2009

	Program year 2000	Total
Classification of expenditures:		
Management improvements	\$ 3,995,350	3,995,350
Administration	3,977,081	3,977,081
Fees and costs	4,676,515	4,676,515
Site acquisition	68,475	68,475
Site improvement	1,959,801	1,959,801
Dwelling structures	13,533,720	13,533,720
Nondwelling equipment	25,000	25,000
Demolition	2,158,723	2,158,723
Relocation costs	1,537,747	1,537,747
Hope VI Section 8	2,059,099	2,059,099
Cumulative project costs at June 30, 2009	33,991,511	33,991,511
Cumulative project costs at June 30, 2008	33,239,133	33,239,133
Project costs incurred during year ended June 30, 2009	\$ 752,378	752,378
Reconciliation to operating expenses:		
Project costs incurred:		\$ 752,378
Decrease in fixed assets:		
Ending balance	\$ 1,746,009	
Depreciation	3,920	
Surveys	21,093	
Beginning balance	(1,709,127)	
Increase in fixed assets		61,895
Increase in notes receivable:		
Ending balance	17,455,493	
Beginning balance	(17,455,493)	
Increase in notes receivable		—
Current year other income		11,693
Operating transfers out		(12,114)
Operating transfers in		172,690
Retainage		(4,552)
Compensated absence expense		2,612
Depreciation		3,920
Operating expenses		\$ 988,522

Unaudited – see accompanying independent auditors' report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Summary Schedule of Empowerment Zone Program Expenditures (Unaudited)

Year ended June 30, 2009

	Program year 2002	Total
Classification of expenditures:		
Administration	\$ 486,334	486,334
Planning	30,478	30,478
Site acquisition	678,018	678,018
Site improvement	1,154,019	1,154,019
Demolition	22,938	22,938
Rehabilitation	150,000	150,000
Tenant services	6,242	6,242
Operating transfer out	513,000	513,000
Nondwelling equipment	25,885	25,885
Cumulative project costs at June 30, 2009	3,066,914	3,066,914
Cumulative project costs at June 30, 2008	3,066,914	3,066,914
Project costs incurred during year ended June 30, 2009	\$ —	—
Reconciliation to operating expenses:		
Current year depreciation	\$ 51	51

Unaudited – see accompanying independent auditors' report.

COMPLIANCE SECTION

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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Exhibit G-1

Schedule of Expenditures of Federal Awards

Year ended June 30, 2009

<u>Agency/program grant title</u>	<u>Pass-through agency</u>	<u>Federal CFDA number</u>	<u>Expenditures</u>
Department of Housing and Urban Development:			
Low-income Housing:			
Local housing authority:			
Public Housing Program (contract P-5540):			
VA6-2 through VA6-12 and VA6-18 through VA6-22 and VA6-24 annual subsidy		14.850	\$ 15,356,229
Section 8 Housing Assistance Payments Program:			
Housing Choice Vouchers (contract P-5523V) VA36-V006-001/4		14.871	19,991,609
New construction – Park Terrace Program (contract P-5512)	VHDA	14.182	311,144
Subtotal – Section 8 Housing Assistance Payments Program			20,302,753
Single Room Occupancy (SRO) Program: (VA36K401001)		14.249	362,416
Capital Fund Program:			
VA-36-P006-501 (2004)		14.872	6,861
VA-36-P006-501 (2005)		14.872	497,091
VA-36-P006-501 (2006)		14.872	2,600,621
VA-36-P006-501 (2007)		14.872	1,403,193
VA-36-P006-501 (2008)		14.872	1,078,099
Subtotal – Capital Fund Program			5,585,865
ARRA - Capital Fund Recovery Grant - (VA-36-S006-501-09)		14.855	17,975
Resident Opportunity and Supportive Services (ROSS) Program:			
VA006REF034A006 (2007)		14.870	146,427
VA006RFS189A007 (2008)		14.870	131,000
VA006RFS180A008 (2009)		14.870	8,887
Subtotal – ROSS Program			286,314
Community Development Block Grant:	City of Norfolk		
Program year 2002 (CDBG No. B02-MC-510016)		14.218	19,240
Program year 2003 (CDBG No. B03-MC-510016)		14.218	302,651
Program year 2004 (CDBG No. B04-MC-510016)		14.218	13,945
Program year 2005 (CDBG No. B05-MC-510016)		14.218	94,269
Program year 2006 (CDBG No. B06-MC-510016)		14.218	242,561
Program year 2007 (CDBG No. B07-MC-510016)		14.218	761,576
Program year 2008 (CDBG No. B08-MC-510016)		14.218	3,826,801
Subtotal – Community Development Block Grant			5,261,043
Home Investment Partnerships:	City of Norfolk		
Program year 2003 (HOME No. M03-MC-510203)		14.239	—
Program year 2004 (HOME No. M04-MC-510203)		14.239	740
Program year 2005 (HOME No. M05-MC-510203)		14.239	51,707
Program year 2006 (HOME No. M06-MC-510203)		14.239	45,117
Program year 2007 (HOME No. M07-MC-510203)		14.239	529,315
Program year 2008 (HOME No. M08-MC-510203)		14.239	1,601,681
Subtotal – Home Investment Partnerships			2,228,560
Urban Revitalization Program (HOPE VI) (VA-36-URD006-1100) (2000)		14.866	752,378
Intermodal Surface Transportation Efficiencies Act (ISTEA) – Historic Preservation Grant (EN-01-122-121)	City of Norfolk	15.904	114,357
Total expenditures of federal awards			\$ 50,267,890

See notes to schedule of expenditures of federal awards.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Schedule of Expenditures of Federal Awards

Year ended June 30, 2009

(1) General

The schedule of expenditures of federal awards (Exhibit G-1) presents the activity of all federal awards programs of the Authority. The Authority's reporting entity is defined in note 1 to the Authority's basic financial statements. The component units did not receive any federal awards. All federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the schedule.

(2) Basis of Accounting

The schedule of expenditures of federal awards is presented using the full accrual basis of accounting, which is described in note 1 to the Authority's basic financial statements.

(3) Amounts Provided to Subrecipients

Total amounts provided to subrecipients from the HOME Investment Partnerships program were:

Park Place Redevelopment	
Foundation, Inc.	\$ 16,670
Plumb Line Ministries	24,040
Beacon Light Civic League	32,301
	<hr/>
	\$ 73,011
	<hr/>

(4) Loans Outstanding

The Authority had \$7,763,062 of outstanding loans at June 30, 2009 under the Low-Income Housing program. Such amounts are not included in the accompanying schedule of expenditures of federal awards.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

(1) Summary of Auditors' Results

- (a) The type of report issued on the basic financial statements: **Unqualified opinion**
- (b) Significant deficiencies in internal control were disclosed by the audit of the financial statements: **No**
Material weaknesses: **No**
- (c) Noncompliance which is material to the basic financial statements: **No**
- (d) Significant deficiencies in internal control over major programs: **Yes, findings 09-2 through 09-6**
Material weaknesses: **No**
- (e) The type of report issued on compliance for major programs: **Unqualified opinion**
- (f) Any audit findings which are required to be reported under Section 510(a) of OMB Circular A-133: **Yes**
- (g) Major programs: **Public Housing Program CFDA 14.850; Section 8 Housing Assistance Payments Program, Housing Choice Vouchers CFDA 14.871; Capital Fund Program CFDA 14.872; Community Development Block Grant CFDA 14.218; Home Investment Partnerships CFDA 14.239; Urban Revitalization Program (HOPE VI) CFDA 14.866**
- (h) Dollar threshold used to determine Type A programs: **\$1,508,037**
- (i) Auditee qualified as low-risk auditee under Section 530 of OMB Circular A-133: **No**

(2) Findings Relating to the Financial Statements Reported in Accordance with *Government Auditing Standards*

None to be reported.

(3) Findings and Questioned Costs Relating to Federal Awards

Department of Housing and Urban Development

Public Housing Program CFDA 14.850

Section 8 Housing Assistance Payments Program, Housing Choice Vouchers CFDA 14.871

Capital Fund Program CFDA 14.872

Community Development Block Grant CFDA 14.218

Home Investment Partnerships CFDA 14.239

Urban Revitalization Program (HOPE VI) CFDA 14.866

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

*Deficiency in Internal Control***Finding 09-1: Allowable Costs**

Criteria – The Authority is required, in accordance with 2 CFR Section 215.27 to ensure that requirements for allowable costs/cost principles are met prior to charging a grant.

Condition – We noted in our sample of 62 timesheets submitted for allowable costs related to payroll that 1 timesheet tested did not properly support the amount charged to a grant.

Questioned Costs – There are no questioned costs associated with this finding.

Perspective – There were 26 employees that submitted late timesheets during the year. Due to the limitation in the payroll system, when a timesheet is submitted late, only one charge code may be charged for all time worked. After the end of the fiscal year, the Authority recorded a journal entry to manually adjust charges from late timesheets to the correct charge code.

Cause and Effect – The Authority does not appear to have a management control over the accuracy of timesheets that are not submitted timely.

Recommendation – We recommend that a management review control be implemented to oversee this process.

Views of Management – Management agrees with this finding. Oversight procedures in place addressed the appropriateness of staff charges to grants and charge codes, based on work assignment, but not a reconciliation to the delinquent time sheets.

Corrective Action Plan – We have adopted procedures that require the review and correction, if required, of payroll input for every timesheet received after the established deadline. We have also counseled staff on the importance of timely submission of time sheets.

Public Housing Program CFDA 14.850**Finding 09-2: Eligibility***Significant Deficiency in Internal Control*

Criteria – In accordance with 24 CFR Section 960.259 the Authority is required to reexamine family income and compensation at least once every 12 months and adjust the tenant rent and housing assistance payments as necessary using the documentation from a third party.

Condition – In our sample of 25 families tested for eligibility, we noted that for one of the families, income verification was not received timely from the third party; as a result, income per the interview was utilized to determine rent. After recertification was complete, income verification was received and a reexamination should have taken place, per review of the Statement of Policy 7-6.

Questioned Costs – The rent amount calculated with the verified information would have resulted in an increase in rent in the amount of \$54 per month or \$108 for the fiscal year (2 months of rent).

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

Perspective – There was 1 error out of 25 in our sample, with known questioned costs of \$108. The total annual rent revenue for our sample of 25 amounted to \$87,660. During fiscal 2009, the Authority's total net tenant rental revenue amounted to \$8,836,856.

Cause and Effect – The Authority does not appear to have a strong management review control over the performance of interim-reexaminations for Low Income Public Housing.

Recommendation – We recommend that the Authority implement a review control to oversee this process.

Views of Management – Management agrees with this finding.

Corrective Action Plan – Annual Recertification training was provided on January 15, 2010 and Interim Recertification training was provided on February 26, 2010, for all Property Managers and Administrative Staff, to review the policies and processes for conducting annual and interim recertifications. Verification training was also provided on February 26, 2010, highlighting the importance of including third party income verification/documentation in the file. The Property Managers have been directed to review all tenant files to ensure accuracy and completion. In addition, Asset Zone Managers are conducting random file audits monthly at each community to ensure accuracy of recertifications and compliance with all HUD policies. Independent training will be scheduled on Eligibility, Income, and Rent (EIR) for the Department of Property Management.

Public Housing Program CFDA 14.850

Capital Fund Program CFDA 14.872

Community Development Block Grant CFDA 14.218

Urban Revitalization Program (HOPE VI) CFDA 14.866

Finding 09-3: Reporting

Significant Deficiency in Internal Control

Criteria – In accordance with 24 CFR Sections 135.3(a) and 135.90, the Authority is required to submit Form HUD 60002 quarterly.

Condition – In two quarterly reports from the third quarter that we inspected, errors were noted on Line 3, Part II Line 1A and Part II Line 2A for both 3B – Public/Indian Housing – Operation and the 10-Other Housing Programs quarterly reports.

Questioned Costs – There are no known questioned costs associated with this finding.

Perspective – Two of the three quarterly reports in our sample of two quarters contained errors. The reporting appears to have a high prevalence of errors. This is a repeat finding from the prior year.

Cause and Effect – The Authority does not have a review control in place prior to the submission of the report.

Recommendation – We recommend that the Authority put a review control in place prior to submission of the report.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

Views of Management – Management agrees with this finding.

Corrective Action Plan – The Office of Economic Opportunities will adhere to the following actions to remedy this audit finding and monitor the accuracy of the data for future Section 3 reporting:

- Prior to the preparation of the annual report, staff will review the system codes for needed changes. If changes are required, IS will be engaged to upgrade the Section 3 reporting program. Identifying the NRHA fund source code and the grant year specifically identifies the program and associates it with the appropriate grant year. The source code and contract year would then be cross referenced to the appropriate HUD Program Code.
- Emphasize across the agency the importance of accurately and consistently completing the contract verification form. Data entered for the contract register is extracted from the contract verification form. The contract register is the source document for extracting NRHA contract data for Section 3 reporting.
- The internal cut off for employment and training data entry will be adjusted to the second working day after the end of the fiscal year. This will allow ample time to compile, analyze and prepare hard copies of the data for review by the Client Services Director prior to submitting the data to HUD. The form HUD 60002, Section 3 summaries are due 10 days after the end of the federal fiscal year, i.e., October 10th.

Public Housing Program CFDA 14.850

Finding 09-4: Reporting

Significant Deficiency in Internal Control

Criteria – In accordance with 24 CFR Section 980, the Authority is required to submit the HUD 50058 form electronically to HUD each time the Authority completes an admission, annual reexamination, interim reexamination, portability move-in, or other change of unit for a family.

Condition – In our sample of 25 families tested for reporting, we noted that for 1 of the families, the effective date was reported incorrectly, based on the information included in the client file.

Questioned Costs – If the effective date was correctly entered, a decrease in rent of \$17 would have been noted. As the difference relates to just one month, annual questioned costs are also (\$17).

Perspective – There was 1 error out of 25 in our sample, with known questioned costs of (\$17). The total annual rent revenue for our sample of 25 amounted to \$87,660. During fiscal 2009, the Authority's total net tenant rental revenue amounted to \$8,836,856.

Cause and Effect – The Authority does not appear to have a strong management review control over the accuracy of the 50058 form submission which determines the amount of rent. The information that populates the 50058 submission is input from the eligibility records.

Recommendation – We recommend that the Authority implement a review control to oversee this process.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

Views of Management – Management agrees with this finding.

Corrective Action Plan – Annual Recertification training was provided on January 15, 2010 and Interim Recertification training was provided on February 26, 2010 for all administrative staff and managers, to review the policies and processing for conducting annual and interim recertifications. The Property Managers have been directed to review all tenant files during their reexamination period to ensure accuracy and completion. In addition, Asset Zone Managers are conducting random file audits monthly at each community to ensure accuracy of recertifications and compliance with all HUD policies. The Analysis and Reporting Specialists are reviewing all HUD 50058's prior to submittal to PIC. Independent training will be scheduled on Eligibility, Income, and Rent (EIR) for the Department of Property Management.

Section 8 Housing Assistance Payments Program, Housing Choice Vouchers CFDA 14.871

Finding 09-5: Reporting

Significant Deficiency in Internal Control

Criteria – In accordance with 24 CFR Section 908, the Authority is required to submit the HUD 50058 form electronically to HUD each time the Authority completes an admission, annual reexamination, interim reexamination, portability move-in, or other change of unit for a family.

Condition – In our sample of 40 families tested for reporting, we noted 2 families' 50058 forms were reported incorrectly as follows:

1. For one family, the dates of birth for all members of the family were incorrect. The dates of birth on the form were taken from the birth certificates' registration date field, not the actual date of birth.
2. For one family, the utility allowance was incorrectly listed as \$308 per month. The actual allowance should have been \$361 per month.

Questioned Costs – The questioned costs for both of these files totaled (\$53) per month.

Perspective – There were two errors out of 40 in our sample, with known questioned costs of (\$53). The total monthly HAP payments for our sample of 40 amounted to \$29,487. During fiscal 2009, the Authority's total HAP payments amounted to \$18,326,418.

Cause and Effect – The Authority does not appear to be a strong management review control over the accuracy of the 50058 form submission, which determines the amount of rent. This information that populates the 50058 submission is input from the eligibility records.

Recommendation – We recommend that the Authority implement a review control to oversee this process.

Views of Management – Management agrees with this finding.

Corrective Action Plan – Case workers were trained on reviewing birth certificates to ensure correct application of dates of birth. All staff are required to conduct an audit on all completed certifications prior to marking the cert complete, by printing the 50058 and comparing the data on the 50058 with the data in

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

the actual file. Other audit controls include, on a monthly basis, Case workers are to audit two files of their buddy Case worker to identify any discrepancies; also NRHA has a Quality Control Manager who audits a percentage of all certifications completed on a monthly basis.

Case workers were reminded that the Elite system did not properly apply the correct utility allowance for interims that are conducted after the allowances are updated in the system, and that they must manually input the new utility allowance scheduled. The system properly pulls the correct allowance schedule for annual re-exams. All staff are required to conduct an audit on all completed certifications prior to making the cert complete, by printing the 50058 and comparing the data on the 50058 with the date in the actual file. Other audit controls include, on a monthly basis, Case workers are to audit two files of their buddy Case worker to identify any discrepancies; also NRHA has a Quality Control Manager who audits a percentage of all certifications completed on a monthly basis.

Section 8 Housing Assistance Payments Program, Housing Choice Vouchers CFDA 14.871

Finding 09-6: Special Tests – Utility Allowance

Significant Deficiency in Internal Control

Criteria – In accordance with 24 CFR Section 982.517, the Authority is required to review utility rate data for each utility category each year and adjust its utility allowance schedule if there has been a rate change of 10% or more for utility category or fuel type.

Condition – The Authority utilized a third-party service organization to prepare the utility allowance schedule; however, the schedule was not reviewed by the Authority's management and a clear audit trail was not maintained to support the calculations in the report.

Questioned Costs – We were unable to determine the questioned costs associated with this finding.

Perspective – The rates and usage amounts for electricity and the rate for sewer utility calculations did not agree to supporting documentation. This is a repeat finding from prior year.

Cause and Effect – The Authority did not have a monitoring process in place to review the activities performed by the third-party service organization.

Recommendation – We recommend that the Authority put a monitoring system in place to ensure the accuracy of the calculations provided by the third-party service organization.

Views of Management – Management agrees with this finding.

Corrective Action Plan – The HCV Program Manager will require all back-up documentation including but not limited to:

- Methodology
- Survey and Study Results
- Consumption Sources and Adjustments

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Findings and Questioned Costs

Year ended June 30, 2009

- Consumptions
- Utility Allowance Survey Cost of Consumption
- Support Documentation

Each formula used to arrive at the stipulated allowance for each exposed wall and unit type will be recalculated. Prior to implementation, the HCV Manager will run tapes on the yearly adjusted allowance schedule. The tapes will be maintained in a file.



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Norfolk, VA 23510

**Independent Auditors' Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

The Board of Commissioners
Norfolk Redevelopment and Housing Authority:

We have audited the financial statements of Norfolk Redevelopment and Housing Authority (the Authority) as of and for the year ended June 30, 2009, and have issued our report thereon dated March 31, 2010. Our report was modified to include a reference to the Authority's implementation of a new accounting standard and to other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Other auditors audited the financial statements of the Mission College Apartments, L.P., Norfolk Community College Campus Corporation, Hampton Roads Ventures, L.L.C., and Hampton Roads Ventures Investors, L.L.C. as described in our report of the Authority's financial statements. The financial statements of Hampton Roads Ventures, L.L.C., and Hampton Roads Ventures Investors, L.L.C. were not audited in accordance with *Government Auditing Standards*. This report does not include the results for the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.



Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain other matters that we reported to management of the Authority in a separate letter dated March 31, 2010.

This report is intended solely for the information and use of management, the board of commissioners, others within the Authority, and the Virginia Housing Development Authority, the Development of Housing and Urban Development and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

March 31, 2010



KPMG LLP
Suite 2100
999 Waterside Drive
Norfolk, VA 23510

**Independent Auditors' Report on Compliance with
Requirements Applicable to Each Major Program and on
Internal Control over Compliance in Accordance with OMB Circular A-133**

The Board of Commissioners
Norfolk Redevelopment and Housing Authority:

Compliance

We have audited the compliance of the Norfolk Redevelopment and Housing Authority (the Authority) with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2009. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2009. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as items 09-1 through 09-6.

Internal Control over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.



Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 09-2 through 09-6 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. We did not consider any of the deficiencies described in the accompanying schedule of findings and questioned costs to be material weaknesses.

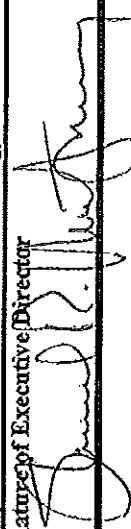

The Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's responses, and accordingly, we express no opinion on them.

This report is intended solely for the information and use of management, the board of commissioners, others within the Authority, the Virginia Housing Development Authority, the Department of Housing and Urban Development and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

March 31, 2010

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2011
Norfolk Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:
		Date of CFFP:		2011
Type of Grant				
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated
		Original		Total Actual Cost
1	Total non-CFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 20)	-		
3	1408 Management Improvements	276,034		
4	1410 Administration (may not exceed 10% of line 20)	647,670		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	897,500		
8	1440 Site Acquisition			
9	1450 Site Improvement	1,732,500		
10	1460 Dwelling Structures	1,932,000		
11	1465.1 Dwelling Equipment--Nonexpendable	286,000		
12	1470 Non-dwelling Structures	5,000		
13	1475 Non-dwelling Equipment	700,000		
14	1485 Demolition	-		
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	-		
17	1499 Development Activities			
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,476,704		
21	Amount of line 20 Related to LBP Activities	-		
22	Amount of line 20 Related to Section 504 Activities	200,000		
23	Amount of line 20 Related to Security--Soft Costs	71,850		
24	Amount of line 20 Related to Security--Hard Costs	700,000		
25	Amount of line 20 Related to Energy Cons. Measures	115,000		
Signature of Executive Director		Signature of Public Housing Director		Date
				4-8-11

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			VA36P00650111			2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide	Operations	1406		-					
	Security	1408		71,850					
	GED Programs	1408		47,000					
	Housing Operations Staff Training	1408		10,000					
	Youth Services	1408		50,670					
	Information Services	1408		15,000					
	Resident Management	1408		40,000					
	Strategic Planning	1408		7,500					
	Preventive Maintenance	1408		16,172					
	Section 3	1408		17,842					
	Administration	1410		647,670					
	Subtotal HA-Wide			923,704					
VA 6-2									
Tidewater									
Gardens	Fees & Costs including A/E & Inspections	1430		90,000					
	Sewer Cleaning and Repair	1450		150,000					
	Interiors	1460		35,000					
	Exteriors	1460		200,000					
	504 Compliance	1450		100,000					
	Site Improvements	1450		300,000					
	Energy Imp	1460		5,000					
	Subtotal Tidewater			880,000					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650111			2011				
		Replacement Housing Factor Grant No.:							
		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
VA 6-8									
Grandy Village	Fees & Costs including AVE & Inspections	1430		50,000					
	Site Improvements	1450		55,000					
	Energy Improvements	1460		5,000					
	Relocation	1495.1		-					
	Subtotal Grandy Village			110,000					
VA 6-10	Fees & Costs including AVE & Inspections	1430		60,000					
Young Terrace	Sewer Cleaning and Repair	1450		250,000					
	Site Improvements	1450		200,000					
	Interiors	1460		45,000					
	Energy Improvements & Gas Survey	1460		55,000					
	Subtotal Young Terrace			610,000					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages

Part II: Supporting Pages						
PHA Name:		Grant Type and Number			FFY of Grant:	
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CHFP (Yes/No):			VA36P00650111 2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Funds Obligated	
VA 6-18						
Partrea	Fees & Costs including A/E & Inspections	1430		25,000		
	Interiors	1460		180,000		
	Energy Improvements	1460		5,000		
	Ranges	1465		41,000		
	Subtotal Partrea			251,000		
VA 6-19						
Hunter Square	Fees & Costs including A/E & Inspections	1430		20,000		
	Site Improvements	1450		-		
	Interiors	1460		110,000		
	Energy Improvements	1460		5,000		
	Subtotal Huntersquare			135,000		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.:			VA36P00650111			2011	
		Replacement Housing Factor Grant No.:							
		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
VA 6-20	Fees & Costs including A/E & Inspections	1430		130,000					
Bobbitt	Site Improvements	1450		-					
	Interiors	1460		110,000					
	Exteriors	1460		20,000					
	Energy Improvements	1460		5,000					
	Ranges	1465		38,000					
	Subtotal Bobbitt			303,000					
VA 6-21	Fees & Costs including A/E & Inspections	1430		100,000					
Sykes	Drain Cleaning	1460		25,000					
	Interiors	1460		-					
	Exteriors	1460		-					
	Energy Improvements	1460		5,000					
	Refrigerators	1465		38,000					
	Ranges	1465		31,000					
	Subtotal Sykes			199,000					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages						
PHA Name:		Grant Type and Number		FFY of Grant:		
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):		VA36P006S0111		2011
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Funds Obligated	
VA 6-22	Fees & Costs including A/E & Inspections	1430				
North Wellington	Interiors	1460				
	Energy Improvements	1460				
	Subtotal North Wellington			120,000		
VA 6-24	Fees & Costs including A/E & Inspections	1430				
Scattered Sites	Interiors	1460				
	Exteriors	1460				
	Energy Improvements	1460				
	Subtotal Scattered Sites			35,000		
VA 6-25	Fees & Costs including A/E & Inspections	1430				
Franklin Arms	Interiors	1460				
	Exteriors	1460				
	Energy Improvements	1460				
	Subtotal Franklin Arms			400,000		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:				Grant Type and Number			FFY of Grant:		
Norfolk Redevelopment and Housing Authority				Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			2011		
				CFFP (Yes/No):			VA36P00650111		
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
VA 6-26	Inspections	1430		-					
Broad Creek	Site Improvements	1450		-					
BG II	Interior Improvements	1460		-					
	Exterior Improvements	1460		-					
	Subtotal Broad Creek/BG I			-					
VA 6-27	Inspections	1430		-					
Broad Creek	Site Improvements	1450		-					
MM II	Interior Improvements	1460		-					
	Exterior Improvements	1460		-					
	Subtotal Broad Creek/MM I			-					
VA 6-28	Inspections	1430		-					
Broad Creek	Site Improvements	1450		-					
BG III	Interior Improvements	1460		-					
	Exterior Improvements	1460		-					
	Subtotal Broad Creek/BG II			-					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650111		2011		
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised	Funds Obligated	Funds Expended		
VA 6-29	Inspections	1430		-					
Broad Creek	Site Improvements	1450		-					
MM III	Interior Improvements	1460		-					
	Exterior Improvements	1460		-					
	Subtotal Broad Creek/MM II			-					
VA 6-30	Inspections	1430		-					
Broad Creek	Site Improvements	1450		-					
BG IV	Interior Improvements	1460		-					
	Exterior Improvements	1460		-					
	Subtotal Broad Creek/BG III			-					
VA 6-31	Inspections	1430		-					
Broad Creek	Site Improvements	1450		-					
MM IV	Interior Improvements	1460		-					
	Exterior Improvements	1460		-					
	Subtotal Broad Creek/MM III			-					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

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Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Norfolk Redevelopment and Housing Authority/VA-6			Locality (City/County & State) Norfolk, VA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
A.						
B.	Physical Improvements Subtotal		3,897,158	3,324,158	4,128,158	4,254,158
C.	Management Improvements		232,170	232,170	232,170	232,170
D.	PHA-Wide Non-dwelling Structures		90,000	75,000	75,000	-
E.	Administration		640,000	640,000	640,000	640,000
F.	Other		760,842	305,842	433,842	465,842
G.	Operations		-	-	-	-
H.	Demolition		100,000	420,000	60,000	-
I.	Development		750,000	1,480,000	900,000	900,000
J.	Capital Fund Financing -- Debt		-	-	-	-
K.	Total CFP Funds		6,470,170	6,477,170	6,469,170	6,492,170
L.	Total Non-CFP Funds		-	-	-	-
M.	Grand Total		6,470,170	6,477,170	6,469,170	6,492,170

Capital Fund Program--Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number: Norfolk Redevelopment and Housing Authority/VA-6		Locality (City/Country & State)		Norfolk, VA		Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	VA 6-2 Tidewater Gardens	5,000,000	775,000	895,000	1,678,000	1,650,000
	VA 6-5 Moton Circle	5,000,000	250,000	430,000	450,000	450,000
	VA 6-6 Diggs Town	5,000,000	275,000	770,000	1,400,000	550,000
	VA 6-8 Grandy Village	5,000,000	275,000	848,000	728,000	635,000
	VA 6-10 Young Terrace	5,000,000	405,000	665,000	735,000	750,000
	VA 6-11 Calvert Square	5,000,000	530,000	690,000	265,000	485,000
	VA 6-12 Oakleaf Forest	5,000,000	1,655,000	1,090,000	105,000	691,000
	VA 6-18 Partea	5,000,000	35,000	20,000	55,000	-
	VA 6-19 Huntersquare	5,000,000	15,000	15,000	17,000	-
	VA 6-20 Bobbitt	5,000,000	666,000	20,000	22,000	242,000
	VA 6-21 Sykes	5,000,000	505,000	5,000	6,500	-
	VA 6-22 North Wellington	5,000,000	105,000	85,000	6,000	-
	VA 6-24 Scattered Sites	5,000,000	27,000	27,000	29,500	27,000
	VA 6-25 Franklin Arms	5,000,000	80,000	45,000	100,000	-
	VA 6-26 Broad Creek/BG I	5,000,000	-	-	-	-
	VA 6-27 Broad Creek/MM I	5,000,000	-	-	-	-
	VA 6-28 Broad Creek/BG II	5,000,000	-	-	-	-
	VA 6-29 Broad Creek/MM II	5,000,000	-	-	-	-
	VA 6-30 Broad Creek/BG III	5,000,000	-	-	-	-
	VA 6-31 Broad Creek/MM III	5,000,000	-	-	-	-
	VA 6-32 Grandy Village	5,000,000	-	-	-	140,000

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
NA	VA 6-2			VA 6-2		
NA	Tidewater Gardens			Tidewater Gardens		
NA						
NA	Fees & Costs including A/E & Inspections		100,000	Fees & Costs including A/E & Inspections		100,000
NA	Ranges		220,000			
NA	Boiler Room Roof		45,000	Electrical Upgrades		500,000
NA	Gymnasium Roof		45,000	Paint Exterior Doors & Trim		250,000
NA	504 Compliance		150,000	504 Compliance		-
NA	Storm Doors		175,000	Site Improvements		-
NA	Energy Improvements		5,000	Roofing		-
NA	Kitchens		20,000	Kitchens		25,000
NA	Tile		15,000	Tile		15,000
NA				Energy Improvements		5,000
NA	Subtotal		775,000	Subtotal		895,000
NA	VA 6-5			VA 6-5		
NA	Moton Circle			Moton Circle		
NA						
NA	Fees & Costs including A/E & Inspections		250,000	Fees & Costs including A/E & Inspections		50,000
NA				Development Activities		380,000
NA						
NA	Subtotal		250,000	Subtotal		430,000
NA	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012				Work Statement for Year 3 FFY 2013			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost		Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
	VA 6-6 Diggs Town				VA 6-6 Diggs Town			
	Fees & Costs including A/E & Inspections				Fees & Costs including A/E & Inspections			
	Site Improvements		250,000		Windows			70,000
								500,000
	Kitchens				Paint Fencing			200,000
	Tile		10,000		Kitchens			-
	Energy Improvements		5,000		Tile			-
					Energy Improvements			-
	Subtotal		275,000		Subtotal			770,000
	VA 6-8 Grandy Village				VA 6-8 Grandy Village			
	Fees & Costs including A/E & Inspections				Fees & Costs including A/E & Inspections			75,000
	Sewer Cleaning		50,000		Paving			35,000
	Interiors		20,000		Exterior Upgrades			30,000
	Demolition		100,000		Development Activities			100,000
	Relocation				Relocation			133,000
	Energy Improvements		5,000		Demolition			420,000
					Security Camera System			50,000
	Subtotal		275,000		Subtotal			843,000
	Subtotal of Estimated Cost		(cont.)		Subtotal of Estimated Cost		(cont.)	

Capital Fund Program--Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-10			VA 6-10		
	Young Terrace			Young Terrace		
	Fees & Costs including A/E & Inspections		100,000	Fees & Costs including A/E & Inspections		
	Interior Upgrades		75,000	Site Concrete		35,000
	Exterior Upgrades		75,000	Interior Improvements		250,000
	Site Improvements			Exterior Improvements		250,000
	Kitchens		100,000	Exterior Painting		75,000
	Tile		25,000	Kitchens		25,000
	Energy Improvements		25,000	Tile		25,000
			5,000	Energy Improvements		5,000
	Subtotal		405,000	Subtotal		665,000
	VA 6-11			VA 6-11		
	Calvert Square			Calvert Square		
	Fees & Costs including A/E & Inspections		100,000	Fees & Costs including A/E & Inspections		
	Paving		100,000	Site Concrete		20,000
	Exterior Doors		250,000	Exterior Upgrades		50,000
	Exterior Upgrades		50,000	Exterior Painting		40,000
	Kitchens		15,000	Kitchens		20,000
	Tile		10,000	Tile		15,000
	Energy Improvements		5,000	Energy Improvements		20,000
	Subtotal		530,000	Roofs		450,000
				Non-dwelling Buildings		75,000
	Subtotal			Subtotal		690,000
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program--Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-12			VA 6-12		
	Oakleaf Forest			Oakleaf Forest		
	Fees & Costs including A/E & Inspections		100,000	Fees & Costs including A/E & Inspections		-
	Gas Distribution System		750,000	Development Activities		1,000,000
	Development Activities		750,000	Kitchens		20,000
	Energy Improvements		5,000	Tile		15,000
	Security Camera System		50,000	Exterior Upgrades		50,000
				Energy Improvements		5,000
	Subtotal		1,655,000	Subtotal		1,090,000
	VA 6-18			VA 6-18		
	Partea			Partea		
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
	Windows		50,000	Interior Improvements		15,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		55,000	Subtotal		20,000
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013			
Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-19			VA 6-19		
	Huntersquare			Huntersquare		
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
	Interior Improvements		10,000	Interior Improvements		10,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		15,000	Subtotal		15,000
	VA 6-20			VA 6-20		
	Bobbitt			Bobbitt		
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
	Site Improvements		500,000	Interior Improvements		15,000
	Windows		151,000			-
	Interior Upgrades		10,000			
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		666,000	Subtotal		20,000
	VA 6-21			VA 6-21		
	Sykes			Sykes		
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
	Inspections		-	Energy Improvements		5,000
	Interior Upgrades		500,000			
	Exterior Upgrades		-			
	Energy Improvements		5,000			
	Subtotal		505,000	Subtotal		5,000
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-22				VA 6-22		
North Wellington				North Wellington		
Fees & Costs including A/E & Inspections				Fees & Costs including A/E & Inspections		
Site Improvements		20,000		Site Improvements		
Doors		60,000		Windows		80,000
Painting		20,000				
Energy Improvements		5,000		Interior Improvements		
				Energy Improvements		5,000
Subtotal		105,000		Subtotal		85,000
VA 6-24				VA 6-24		
Scattered Sites				Scattered Sites		
Fees & Costs including A/E & Inspections		1,000		Fees & Costs including A/E & Inspections		1,000
Interior Improvements		15,000		Interior Improvements		13,000
Exterior Improvements		13,000		Exterior Improvements		13,000
Subtotal		27,000		Subtotal		27,000
VA 6-25				VA 6-25		
Franklin Arms				Franklin Arms		
Fees & Costs including A/E & Inspections				Fees & Costs including A/E & Inspections		
Interior Improvements		50,000		Interior Improvements		20,000
Exterior Improvements		25,000		Site Improvements		20,000
Energy Improvements		5,000		Energy Improvements		5,000
Subtotal		80,000		Subtotal		45,000
Subtotal of Estimated Cost		(cont.)		Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity Estimated Cost
	VA 6-26			VA 6-26	
	Broad Creek/BG II			Broad Creek/BG II	
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections	-
	Site Improvements		-	Site Improvements	-
	Interior Improvements		-	Interior Improvements	-
	Exterior Improvements		-	Exterior Improvements	-
	Subtotal		-	Subtotal	-
	VA 6-27			VA 6-27	
	Broad Creek/MM II			Broad Creek/MM II	
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections	-
	Site Improvements		-	Site Improvements	-
	Interior Improvements		-	Interior Improvements	-
	Exterior Improvements		-	Exterior Improvements	-
	Subtotal		-	Subtotal	-
	VA 6-28			VA 6-28	
	Broad Creek/BG III			Broad Creek/BG III	
	Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections	-
	Site Improvements		-	Site Improvements	-
	Interior Improvements		-	Interior Improvements	-
	Exterior Improvements		-	Exterior Improvements	-
	Subtotal		-	Subtotal	-
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost	(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Work Statement for Year 1 FFY 2011	Part II: Supporting Pages - Physical Needs Work Statement				Work Statement for Year 5 FFY 2015			
	Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013		Work Statement for Year 4 FFY 2014		Work Statement for Year 5 FFY 2015	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity
	VA 6-29			VA 6-29			VA 6-29	
	Broad Creek/MM III			Broad Creek/MM III			Broad Creek/MM III	
	Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections	
	Site Improvements			Site Improvements			Site Improvements	
	Interior Improvements			Interior Improvements			Interior Improvements	
	Exterior Improvements			Exterior Improvements			Exterior Improvements	
	Subtotal			Subtotal			Subtotal	
	VA 6-30			VA 6-30			VA 6-30	
	Broad Creek/BG IV			Broad Creek/BG IV			Broad Creek/BG IV	
	Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections	
	Site Improvements			Site Improvements			Site Improvements	
	Interior Improvements			Interior Improvements			Interior Improvements	
	Exterior Improvements			Exterior Improvements			Exterior Improvements	
	Subtotal			Subtotal			Subtotal	
	VA 6-31			VA 6-31			VA 6-31	
	Broad Creek/MM IV			Broad Creek/MM IV			Broad Creek/MM IV	
	Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections	
	Site Improvements			Site Improvements			Site Improvements	
	Interior Improvements			Interior Improvements			Interior Improvements	
	Exterior Improvements			Exterior Improvements			Exterior Improvements	
	Subtotal			Subtotal			Subtotal	
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost	(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-2			VA 6-2		
Tidewater Gardens			Tidewater Gardens		
Fees & Costs including A/E & Inspections		100,000	Fees & Costs including A/E & Inspections		100,000
Refrigerators		283,000	Security System		400,000
504 Compliance		250,000	504 Compliance		250,000
Site Improvements		500,000	Site Improvements		400,000
Kitchens		25,000	Kitchens		-
Tile		15,000	Tile		-
Exterior Upgrades		500,000	Exterior Upgrades		500,000
Energy Improvements		5,000	Energy Improvements		-
			Refrigerators		-
Subtotal		1,678,000	Subtotal		1,650,000
VA 6-5			VA 6-5		
Moton Circle			Moton Circle		
Fees & Costs including A/E & Inspections		50,000	Fees & Costs including A/E & Inspections		50,000
Development Activities		400,000	Development Activities		400,000
Subtotal		450,000	Subtotal		450,000
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-6 Diggs Town			VA 6-6 Diggs Town		
Fees & Costs including A/E & Inspections		70,000	Fees & Costs including A/E & Inspections		50,000
Roofing		1,110,000	Doors		500,000
Windows		220,000	Roofing		-
Kitchens		-	Kitchens		-
Tile		-	Tile		-
Energy Improvements		-	Energy Improvements		-
Subtotal		1,400,000	Subtotal		550,000
VA 6-8 Grandy Village			VA 6-8 Grandy Village		
Fees & Costs including A/E & Inspections		75,000	Fees & Costs including A/E & Inspections		60,000
Paving		35,000	Security System		75,000
Demolition		60,000			-
Development Activities		500,000	Development Activities		500,000
Relocation		18,000			
Energy Improvements		10,000	Energy Improvements		-
Exterior Upgrades		30,000			
Subtotal		728,000	Subtotal		655,000
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program--Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-10			VA 6-10		
Young Terrace			Young Terrace		
Fees & Costs including A/E & Inspections		70,000	Fees & Costs including A/E & Inspections		50,000
Site Concrete		35,000	Security Camera System		500,000
Kitchens		25,000	Interior Improvements		100,000
Tile		25,000	Exterior Improvements		100,000
Interior Improvements		250,000	Energy Improvements		-
Exterior Improvements		250,000			
Exterior Painting		75,000			
Energy Improvements		5,000			
Subtotal		735,000	Subtotal		750,000
VA 6-11			VA 6-11		
Calvert Square			Calvert Square		
Fees & Costs including A/E & Inspections		25,000	Fees & Costs including A/E & Inspections		45,000
Site Concrete		20,000	Security Camera System		300,000
Kitchens		20,000	Kitchens		-
Tile		15,000	Tile		-
Security Camera System		20,000	Energy Improvements		-
Non-Dwelling Buildings		75,000	Exterior Improvements		140,000
Exterior Improvements		90,000			
Subtotal		265,000	Subtotal		485,000
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-12			VA 6-12		
Oakleaf Forest			Oakleaf Forest		
Fees & Costs including A/E & Inspections		15,000	Fees & Costs including A/E & Inspections		65,000
Kitchens		20,000	Refrigerators		128,000
Tile		15,000	Roofs		500,000
Energy Improvements		5,000	Energy Improvements		-
Exterior Improvements		50,000			
Subtotal		105,000	Subtotal		691,000
VA 6-18			VA 6-18		
Paruta			Paruta		
Fees & Costs including A/E & Inspections		5,000	Fees & Costs including A/E & Inspections		-
Sewer Cleaning		50,000	Sewer Cleaning		-
Energy Improvements		5,000	Interior Improvements		-
Interiors Upgrades		15,000	Energy Improvements		-
Subtotal		55,000	Subtotal		-
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement				Work Statement for Year 5 FFY 2015	
Work Statement for Year 4 FFY 2014		Work Statement for Year 5 FFY 2015			
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-19			VA 6-19		
Huntersquare			Huntersquare		
Fees & Costs including A/E & Inspections		2,000	Fees & Costs including A/E & Inspections		
Interior Improvements		10,000	Interior Improvements		
Energy Improvements		5,000	Energy Improvements		
Subtotal		17,000	Subtotal		
VA 6-20			VA 6-20		
Bobbitt			Bobbitt		
Fees & Costs including A/E & Inspections		2,000	Fees & Costs including A/E & Inspections		22,000
Interior Improvements		15,000	HVAC		220,000
Energy Improvements		5,000	Energy Improvements		
Subtotal			Subtotal		242,000
VA 6-21			VA 6-21		
Sykes			Sykes		
Fees & Costs including A/E & Inspections	1500	1,500	Fees & Costs including A/E & Inspections		
Interior Improvements			Interior Improvements		
Energy Improvements		5,000	Energy Improvements		
Subtotal		6,500	Subtotal		
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-22			VA 6-22		
North Wellington			North Wellington		
Fees & Costs including A/E & Inspections		1,000	Fees & Costs including A/E & Inspections		-
Windows		-	Energy Improvements		-
Energy Improvements		5,000			
Subtotal		6,000	Subtotal		-
VA 6-24			VA 6-24		
Scattered Sites			Scattered Sites		
Fees & Costs including A/E & Inspections		2,500	Fees & Costs including A/E & Inspections		1,000
Interior Improvements		14,000	Interior Improvements		13,000
Exterior Improvements		13,000	Exterior Improvements		13,000
Subtotal		29,500	Subtotal		27,000
VA 6-25			VA 6-25		
Franklin Arms			Franklin Arms		
Fees & Costs including A/E & Inspections		5,000	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Interior Improvements		-
Interior Improvements		90,000	Energy Improvements		-
Energy Improvements		5,000			
Subtotal		100,000	Subtotal		-
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program--Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-26			VA 6-26		
Broad Creek/BG II			Broad Creek/BG II		
Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Site Improvements		-
Interior Improvements		-	Interior Improvements		-
Exterior Improvements		-	Exterior Improvements		-
Subtotal		-	Subtotal		-
VA 6-27			VA 6-27		
Broad Creek/MM II			Broad Creek/MM II		
Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Site Improvements		-
Interior Improvements		-	Interior Improvements		-
Exterior Improvements		-	Exterior Improvements		-
Subtotal		-	Subtotal		-
VA 6-28			VA 6-28		
Broad Creek/BG III			Broad Creek/BG III		
Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Site Improvements		-
Interior Improvements		-	Interior Improvements		-
Exterior Improvements		-	Exterior Improvements		-
Subtotal		-	Subtotal		-
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

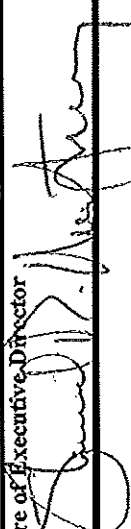

Part II: Supporting Pages - Physical Needs Work Statement					
Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-29			VA 6-29		
Broad Creek/MM III			Broad Creek/MM III		
Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Site Improvements		-
Interior Improvements		-	Interior Improvements		-
Exterior Improvements		-	Exterior Improvements		-
Subtotal		-	Subtotal		-
VA 6-30			VA 6-30		
Broad Creek/BG IV			Broad Creek/BG IV		
Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Site Improvements		-
Interior Improvements		-	Interior Improvements		-
Exterior Improvements		-	Exterior Improvements		-
Subtotal		-	Subtotal		-
VA 6-31			VA 6-31		
Broad Creek/MM IV			Broad Creek/MM IV		
Fees & Costs including A/E & Inspections		-	Fees & Costs including A/E & Inspections		-
Site Improvements		-	Site Improvements		-
Interior Improvements		-	Interior Improvements		-
Exterior Improvements		-	Exterior Improvements		-
Subtotal		-	Subtotal		-
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: Date of CFFP:		2004 FFY of Grant Approval:
Norfolk Redevelopment and Housing Authority		VA36700650104		
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010				
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised	Total Actual Cost
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 20)			
3	1408 Management Improvements	\$278,000	\$95,906	\$95,906
4	1410 Administration (may not exceed 10% of line 20)	\$500,000	\$510,442	\$510,442
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$202,610	\$239,687	\$239,687
8	1440 Site Acquisition			
9	1450 Site Improvement	\$316,000	\$230,178	\$230,178
10	1460 Dwelling Structures	\$2,037,185	\$2,255,113	\$2,255,113
11	1465.1 Dwelling Equipment--Nonexpendable	\$150,000	\$167,565	\$167,565
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment	\$40,000	\$24,904	\$24,904
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities/Reserves	\$3,343,069	\$3,343,069	\$3,343,069
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,866,864	\$6,866,864	\$6,866,864
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	\$13,000	\$0	\$0
23	Amount of line 20 Related to Security--Soft Costs	\$21,000	\$9,870	\$9,870
24	Amount of line 20 Related to Security--Hard Costs	\$35,000	\$33,894	\$33,894
25	Amount of line 20 Related to Energy Cons. Measures	\$565,000	\$274,849	\$274,849
Signature of Executive Director		Signature of Public Housing Director		Date
				4.8.11

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):		2004				
		VA36P00650104						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Computer Systems/Software	1408		\$24,000	\$2,715	\$2,715	\$2,715	
"	Computer Hardware	1475		\$40,000	\$24,304	\$24,304	\$24,304	
"	Youth Services	1408		\$32,000	\$23,849	\$23,849	\$23,849	
"	Staff Training	1408		\$23,000	\$28,504	\$28,504	\$28,504	
"	Resident Management	1408		\$51,000	\$0	\$0	\$0	
"	Security	1408		\$21,000	\$9,870	\$9,870	\$9,870	
"	Learning Centers	1408		\$42,000	\$21,300	\$21,300	\$21,300	
"	Resident Management Interns	1408		\$35,000	\$9,669	\$9,669	\$9,669	
"	Strategic Planning	1408		\$50,000	\$0	\$0	\$0	
"	Administration	1410		\$500,000	\$510,442	\$510,442	\$510,442	
"	Inspections	1430		\$100,000	\$84,087	\$84,087	\$84,087	
"	Equipment	1475		\$0	\$600	\$600	\$600	
	Subtotal HA-Wide			\$918,000	\$715,338	\$715,338	\$715,338	
Tidewater VA 6-2	Sewer Cleaning	1450		\$16,000	\$8,117	\$8,117	\$8,117	
	Kitchens	1460		\$25,000	\$29,935	\$29,935	\$29,935	
	Tile	1460		\$25,000	\$38,192	\$38,192	\$38,192	
	Ranges	1465		\$50,000	\$51,215	\$51,215	\$51,215	
	Security Screens	1460		\$15,000	\$14,526	\$14,526	\$14,526	
	Energy Improvements	1460		\$25,000	\$16,395	\$16,395	\$16,395	
	Subtotal			\$156,000	\$158,380	\$158,380	\$158,380	

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFEP (Yes/No):			2004				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Moton VA 6-5	Site Improvements	1450		\$75,000	\$17,182	\$17,182	\$17,182		
	Building Exterior	1460		\$75,000	\$0	\$0	\$0		
	Exterior Paint	1460		\$30,000	\$17,300	\$17,300	\$17,300		
	Energy Improvements	1460		\$30,000	\$14,599	\$14,599	\$14,599		
	Windows	1460		\$290,000	\$281,503	\$281,503	\$281,503		
	Subtotal			\$500,000	\$330,584	\$330,584	\$330,584		
Diggs VA 6-6	Column Repairs	1460		\$50,000	\$221,765	\$221,765	\$221,765		
	Kitchens	1460		\$90,000	\$104,938	\$104,938	\$104,938		
	Tile	1460		\$75,000	\$0	\$0	\$0		
	Energy Improvements	1460		\$50,000	\$0	\$0	\$0		
	Catholic Protection	1450		\$200,000	\$187,155	\$187,155	\$187,155		
	Subtotal			\$465,000	\$513,858	\$513,858	\$513,858		
Grandy VA 6-8	Replacement Reserve	1499		\$3,343,069	\$3,343,069	\$3,343,069	\$3,343,069		
	Subtotal			\$3,343,069	\$3,343,069	\$3,343,069	\$3,343,069		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650104				2004			
		Replacement Housing Factor Grant No.: CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Tidewater VA 6-9	Sewer Cleaning	1450		\$25,000	\$17,723	\$17,723	\$17,723		
	Kitchens	1460		\$10,000	\$45,884	\$45,884	\$45,884		
	Tile	1460		\$10,000	\$27,824	\$27,824	\$27,824		
	Security Screens	1460		\$20,000	\$19,368	\$19,368	\$19,368		
	Ranges	1465		\$100,000	\$107,100	\$107,100	\$107,100		
Young VA 6-10	Energy Improvements	1460		\$10,000	\$10,925	\$10,925	\$10,925		
	Subtotal			\$175,000	\$228,824	\$228,824	\$228,824		
	Kitchens	1460		\$35,000	\$31,866	\$31,866	\$31,866		
	Tile	1460		\$35,000	\$45,704	\$45,704	\$45,704		
	Exterior Paint	1460		\$60,000	\$88,000	\$88,000	\$88,000		
Calvert VA 6-11	Energy Improvements	1460		\$50,000	\$28,136	\$28,136	\$28,136		
	Subtotal			\$180,000	\$193,705	\$193,705	\$193,705		
	Handrails-Handicap	1460		\$13,000	\$0	\$0	\$0		
	Exterior Paint	1460		\$40,000	\$5,193	\$5,193	\$5,193		
	Energy Improvements	1460		\$25,000	\$12,990	\$12,990	\$12,990		
Oakleaf VA 6-12	Subtotal			\$78,000	\$18,182	\$18,182	\$18,182		
	Heat Exchangers	1460		\$300,000	\$191,805	\$191,805	\$191,805		
	A/E HVAC	1430		\$0	\$54,233	\$54,233	\$54,233		
	Roofs	1460		\$0	\$8,788	\$8,788	\$8,788		
	Subtotal			\$300,000	\$254,825	\$254,825	\$254,825		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CHFP (Yes/No):			VA36P00650104			2004	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Partrea VA 6-18	Roof	1460		\$225,000	\$174,967	\$174,967	\$174,967		
	A/E HVAC	1430		\$0	\$3,532	\$3,532	\$3,532		
	Energy Improvements	1460		\$25,000	\$0	\$0	\$0		
	Painting	1460		\$85,000	\$0	\$0	\$0		
	Subtotal			\$335,000	\$178,499	\$178,499	\$178,499		
Hunter VA 6-19	A/E Design	1430		\$0	\$11,650	\$11,650	\$11,650		
	Energy Improvements	1460		\$25,000	\$0	\$0	\$0		
	Subtotal			\$25,000	\$11,650	\$11,650	\$11,650		
Bobbitt VA 6-20	Tile	1460		\$25,000	\$0	\$0	\$0		
	Interior Paint	1460		\$0	\$37,540	\$37,540	\$37,540		
	Plumbing/Bath Faucets	1460		\$0	\$3,267	\$3,267	\$3,267		
	Interior Imps. - Carpet	1460		\$0	\$63,338	\$63,338	\$63,338		
	Blinds	1465.1		\$0	\$9,250	\$9,250	\$9,250		
	Energy Improvements	1460		\$25,000	\$0	\$0	\$0		
	A/E Boilers	1430		\$35,000	\$28,660	\$28,660	\$28,660		
	Subtotal			\$85,000	\$142,055	\$142,055	\$142,055		
Sykes VA 6-21	A/E Boiler Room	1430		\$67,610	\$36,075	\$36,075	\$36,075		
	HVAC	1460		\$0	\$446,527	\$446,528	\$446,528		
	Subtotal			\$67,610	\$482,602	\$482,603	\$482,603		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			2004				
		VA36P00650104							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
North Wellington VA 6-22	Windows	1460		\$25,000	\$0	\$0	\$0		
	Building Exterior	1460		\$0	\$14,400	\$14,400	\$14,400		
	Interior Doors	1460		\$18,000	\$0	\$0	\$0		
	A/E HVAC	1430		\$0	\$15,000	\$15,000	\$15,000		
	HVAC	1460		\$90,000	\$187,550	\$187,550	\$187,550		
Franklin Arms VA 6-25	Subtotal			\$133,000	\$216,950	\$216,950	\$216,950		
	Generators	1460		\$106,185	\$71,890	\$71,890	\$71,890		
	A/E Generators	1430		\$0	\$6,450	\$6,450	\$6,450		
	Subtotal			\$106,185	\$78,340	\$78,340	\$78,340		
	Total Programmed Work			\$6,866,864	\$6,866,862	\$6,866,862	\$6,866,862		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:						
Norfolk Redevelopment and Housing Authority						
FFY of Grant:						
2004						
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-2 Tidewater Gardens	9/13/2006		9/13/2008			
VA 6-5 Moton Circle	9/13/2006		9/13/2008			
VA 6-6 Diggs Town	9/13/2006		9/13/2008			
VA 6-8 Grandy Village	9/13/2006		9/13/2008			
VA 6-9 Tidewater Gardens	9/13/2006		9/13/2008			
VA 6-10 Young Terrace	9/13/2006		9/13/2008			
VA 6-11 Calvert Square	9/13/2006		9/13/2008			
VA 6-12 Oakleaf Forest	9/13/2006		9/13/2008			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program


U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:						
Norfolk Redevelopment and Housing Authority						
FFY of Grant:					2004	
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-18						
Partrea	9/13/2006		9/13/2008			
VA 6-19						
Huntersquare	9/13/2006		9/13/2008			
VA 6-20						
Bobbitt	9/13/2006		9/13/2008			
VA 6-21						
Sykes	9/13/2006		9/13/2008			
VA 6-22						
North Wellington	9/13/2006		9/13/2008			
VA 6-25						
Franklin Arms	9/13/2006		9/13/2008			
195						
HA Wide	9/13/2006		9/13/2008			

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: Date of CFFP:		2005 FFY of Grant Approval:
Norfolk Redevelopment and Housing Authority		VA36P00650105		
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010				
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised	Total Actual Cost
				Obligated
				Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 20)	\$575,252	\$0	\$0
3	1408 Management Improvements	\$289,000	\$155,811	\$155,811
4	1410 Administration (may not exceed 10% of line 20)	\$400,000	\$674,998	\$674,998
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$245,000	\$882,418	\$882,418
8	1440 Site Acquisition	\$0	\$277,695	\$277,695
9	1450 Site Improvement	\$350,000	\$246,471	\$246,471
10	1460 Dwelling Structures	\$2,917,500	\$1,723,795	\$1,723,795
11	1465.1 Dwelling Equipment--Nonexpendable	\$217,500	\$202,280	\$202,280
12	1470 Non-dwelling Structures	\$1,470,000	\$639,148	\$639,148
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1490/1499 Repl.Reserves/Development Activities	\$772,911	\$2,434,547	\$2,434,547
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	7,237,163	7,237,163	7,237,163
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	\$25,000	\$0	\$0
23	Amount of line 20 Related to Security--Soft Costs	\$21,000	\$8,828	\$8,828
24	Amount of line 20 Related to Security--Hard Costs			
25	Amount of line 20 Related to Energy Cons. Measures	\$1,212,500	\$669,997	\$669,997
Signature of Executive Director		Date	Signature of Public Housing Director	Date
		4.8.11		

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number			FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFEP (Yes/No):			2005			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Computer Systems	1408		\$25,000	\$2,435	\$2,435	\$2,435	
"	Youth Services	"		\$32,000	\$32,603	\$32,603	\$32,603	
"	Staff Training	"		\$23,000	\$16,364	\$16,364	\$16,364	
"	Resident Management	"		\$51,000	\$10,125	\$10,125	\$10,125	
"	Security	"		\$21,000	\$1,150	\$1,150	\$1,150	
"	Security	1475		\$0	\$7,678	\$7,678	\$7,678	
"	Learning Centers	1408		\$42,000	\$43,538	\$43,538	\$43,538	
"	Resident Management Interns	"		\$35,000	\$0	\$0	\$0	
"	Strategic Planning	"		\$60,000	\$41,918	\$41,918	\$41,918	
"	Operations	1406		\$575,252	\$0	\$0	\$0	
"	Administration	1410		\$400,000	\$674,998	\$674,998	\$674,998	
"	Inspections	1430		\$75,000	\$91,152	\$91,152	\$91,152	
	Subtotal HA-Wide			\$1,339,252	\$921,961	\$921,961	\$921,961	
Tidewater S.	Kitchens	1460		\$10,000	\$61,592	\$61,592	\$61,592	
Va 6-2	Tile	1460		\$10,000	\$25,171	\$25,171	\$25,171	
	Energy Improvements	1460		\$7,500	\$3,621	\$3,621	\$3,621	
	Exterior Paint	1460		\$15,000	\$21,190	\$21,190	\$21,190	
	Handicap Features	1450		\$5,000	\$0	\$0	\$0	
	Sidewalk Repairs	1450		\$5,000	\$5,000	\$5,000	\$5,000	
	Sewer Repairs	1450		\$5,000	\$18,769	\$18,769	\$18,769	
	Subtotal			\$57,500	\$135,343	\$135,343	\$135,343	

Expires 4/30/2011

Part II: Supporting Pages											
PHA Name:					Grant Type and Number			FFY of Grant:			
Norfolk Redevelopment and Housing Authority					Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650105		2005	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
Diggs Va 6-6	A/E Boiler Room	1430		Original	Revised	Funds Obligated	Funds Expended				
	Gym	1470		\$70,000	\$75,958	\$75,958	\$75,958				
	Columns	1460		\$400,000	\$90,959	\$90,959	\$90,959				
	Boiler Room	1470		\$100,000	\$30,000	\$30,000	\$30,000				
	Kitchens	1460		\$600,000	\$0	\$0	\$0				
	Handicap Features	1450		\$30,000	\$73,171	\$73,171	\$73,171				
	Tile	1460		\$5,000	\$0	\$0	\$0				
	Site Improvements	1450		\$10,000	\$0	\$0	\$0				
	Ranges	1465		\$30,000	\$3,414	\$3,414	\$3,414				
	Sewers	1450		\$125,000	\$117,300	\$117,300	\$117,300				
Grandy Va 6-8	Window Screens	1460		\$20,000	\$78,845	\$78,845	\$78,845				
	Subtotal			\$30,000	\$0	\$0	\$0				
				\$1,420,000	\$469,647	\$469,647	\$469,647				
	Replacement Reserve	1490		\$772,911	\$772,911	\$772,911	\$772,911				
Grandy Village Rev Va 6-32	Exterior Paint	1460		\$35,000	\$30,990	\$30,990	\$30,990				
	Site	1450		\$0	\$79,378	\$79,378	\$79,378				
	Dwelling	1460		\$0	\$471,348	\$471,348	\$471,348				
	Non-Dwelling	1470		\$0	\$67,500	\$67,500	\$67,500				
	MOD Used for Development	1499		\$0	\$1,289,984	\$1,289,984	\$1,289,984				
	Subtotal			\$807,911	\$2,712,111	\$2,712,111	\$2,712,111				
Grandy Village Rev Va 6-32	Mixed Finance	1499		\$0	\$371,652	\$371,652	\$371,652				
	A&E Design	1430		\$0	\$201,615	\$201,615	\$201,615				
	Planning	1430		\$0	\$380,497	\$380,497	\$380,497				
	Acquisition	1440		\$0	\$277,695	\$277,695	\$277,695				
	Reclass Dwelling	1460		\$0	\$328,653	\$328,653	\$328,653				
	Subtotal			\$0	\$1,560,112	\$1,560,112	\$1,560,112				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):		2005				
		VA36P00650105						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Tidewater Va 6-9	Kitchens	1460		\$25,000	\$82,285	\$82,285	\$82,285	
	Tile	1460		\$15,000	\$35,880	\$35,880	\$35,880	
	A&E Sewers	1430		\$0	\$3,192	\$3,192	\$3,192	
	Energy Improvements	1460		\$10,000	\$673	\$673	\$673	
	Exterior Paint	1460		\$30,000	\$41,889	\$41,889	\$41,889	
	Handicap Features	1450		\$5,000	\$0	\$0	\$0	
	Sidewalk Repairs	1450		\$20,000	\$10,000	\$10,000	\$10,000	
	Sewer Repairs	1450		<u>\$20,000</u>	<u>\$51,065</u>	<u>\$51,065</u>	<u>\$51,065</u>	
	Subtotal			\$125,000	\$224,984	\$224,984	\$224,984	
Young Va 6-10	Kitchens	1460		\$40,000	\$137,657	\$137,657	\$137,657	
	Tile	1460		\$30,000	\$108,235	\$108,235	\$108,235	
	A/E Cathodic Protection	1430		\$25,000	\$27,324	\$27,324	\$27,324	
	Cathodic Protection	1450		\$200,000	\$0	\$0	\$0	
	Fire Supression	1470		\$20,000	\$0	\$0	\$0	
	Boiler Room	1470		\$0	\$15,200	\$15,200	\$15,200	
	Handicap Features	1450		\$5,000	\$0	\$0	\$0	
	Energy Improvements	1460		\$0	\$6,376	\$6,376	\$6,376	
	Windows	1460		<u>\$1,000,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	Subtotal			\$1,320,000	\$294,792	\$294,792	\$294,792	

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			2005				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Calvert Va 6-11	A/E Boilers	1430		\$35,000	\$40,000	\$40,000	\$40,000		
	Boiler Room	1470		\$450,000	\$465,489	\$465,489	\$465,489		
	Columns	1460		\$30,000	\$29,603	\$29,603	\$29,603		
	Handicap Features	1450		\$5,000	\$0	\$0	\$0		
	Subtotal			\$520,000	\$535,092	\$535,092	\$535,092		
Oakleaf Va 6-12	AC	1460		\$1,000,000	\$0	\$0	\$0		
	Porches	1460		\$50,000	\$45,537	\$45,537	\$45,537		
	Fire Unit Oakleaf	1460		\$0	\$101,312	\$101,312	\$101,312		
	Screens	1460		\$20,000	\$0	\$0	\$0		
	Ranges	1465		\$75,000	\$68,380	\$68,380	\$68,380		
	Subtotal			\$1,145,000	\$215,229	\$215,229	\$215,229		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650105				2005			
		Replacement Housing Factor Grant No.: CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Partrea Va 6-18	Carpet	1460		\$70,000	\$37,318	\$37,318	\$37,318		
	Subtotal			\$70,000	\$37,318	\$37,318	\$37,318		
Huntersquare Va 6-19	A/E Heat Plant	1430		\$40,000	\$62,680	\$62,680	\$62,680		
	Paint	1460		\$40,000	\$0	\$0	\$0		
	Subtotal			\$80,000	\$62,680	\$62,680	\$62,680		
Bobbitt Va 6-20	Boilers	1460		\$125,000	\$0	\$0	\$0		
	Parking Lot	1450		\$25,000	\$0	\$0	\$0		
	Subtotal			\$150,000	\$0	\$0	\$0		
Sykes Va 6-21	Cooling Tower	1460		\$40,000	\$0	\$0	\$0		
	Roofing	1460		\$20,000	\$51,043	\$51,043	\$51,043		
	Entry Doors	1460		\$30,000	\$0	\$0	\$0		
	Subtotal			\$90,000	\$51,043	\$51,043	\$51,043		
North Wellington Va 6-22	HVAC	1460		\$90,000	\$251	\$251	\$251		
	Flooring	1460		\$5,000	\$0	\$0	\$0		
	Ranges	1465		\$7,500	\$6,900	\$6,900	\$6,900		
	Refrigerators	1465		\$10,000	\$9,700	\$9,700	\$9,700		
	Subtotal			\$112,500	\$16,851	\$16,851	\$16,851		
	Total Programmed Work			\$7,237,163	\$7,237,163	\$7,237,163	\$7,237,163		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
FFY of Grant:						
2005						
Norfolk Redevelopment and Housing Authority						
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-2						
Tidewater Gardens	8/17/2007		8/17/2009			
VA 6-6						
Diggs Town	8/17/2007		8/17/2009			
VA 6-8						
Grandy Village	8/17/2007		8/17/2009			
VA6-32						
Grandy Village Rev	8/17/2007		8/17/2009			
VA6-9						
Tidewater Gardens	8/17/2007		8/17/2009			
VA 6-10						
Young Terrace	8/17/2007		8/17/2009			
VA 6-11						
Calvert Square	8/17/2007		8/17/2009			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program


U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:						
Norfolk Redevelopment and Housing Authority						
FFY of Grant: 2005						
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-12						
Oakleaf Forest	8/17/2007		8/17/2009			
VA 6-18						
Partrea	8/17/2007		8/17/2009			
VA 6-19						
Huntersquare	8/17/2007		8/17/2009			
VA 6-20						
Bobbitt	8/17/2007		8/17/2009			
VA 6-21						
Sykes	8/17/2007		8/17/2009			
VA 6-22						
North Wellington	8/17/2007		8/17/2009			
195						
HA Wide	8/17/2007		8/17/2009			

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No.:		2006	
Norfolk Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:	
		Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements	\$139,389	\$139,389	\$139,389	\$139,389
4	1410 Administration (may not exceed 10% of line 20)	\$573,446	\$573,446	\$573,446	\$573,446
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$745,713	\$745,713	\$745,713	\$745,713
9	1450 Site Improvement	\$347,580	\$347,580	\$347,580	\$347,580
10	1460 Dwelling Structures	\$2,067,889	\$2,067,889	\$2,067,889	\$2,067,889
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$1,677,736	\$1,677,736	\$1,677,736	\$1,677,736
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,108,119	\$6,108,119	\$6,108,119	\$6,108,119
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security--Soft Costs				
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Cons. Measures	\$680,347	\$680,347	\$680,347	\$680,347
Signature of Executive Director		Date		Signature of Public Housing Director	
		4.8.11			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):				VA36P00650106		2006	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised		Funds Obligated	Funds Expended	
HA-Wide	Preventative Maintenance	1408		\$1,409	\$1,409		\$1,409	\$1,409	
	Learning Centers	1408		\$34,881	\$34,881		\$34,881	\$34,881	
	Staff Training	1408		\$3,715	\$3,715		\$3,715	\$3,715	
	Youth Services	1408		\$31,771	\$31,771		\$31,771	\$31,771	
	Fringe Benefits	1408		\$4,192	\$4,192		\$4,192	\$4,192	
	DP Software	1408		\$11,064	\$11,064		\$11,064	\$11,064	
	DP Equipment	1475		\$18,857	\$18,857		\$18,857	\$18,857	
	Resident Management	1408		\$33,500	\$33,500		\$33,500	\$33,500	
	Inspections	1430		\$15,679	\$15,679		\$15,679	\$15,679	
	Fringe Benefits	1430		\$1,012	\$1,012		\$1,012	\$1,012	
	Admin Cost	4120		\$573,446	\$573,446		\$573,446	\$573,446	
	Subtotal HA-Wide			\$729,526	\$729,526		\$729,526	\$729,526	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			2006				
		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Tidewater S. Va 6-2	A&E Cathodic Protection	1430		\$32,036	\$32,036	\$32,036	\$32,036		
	Kitchens	1460		\$69,019	\$69,019	\$69,019	\$69,019		
	Tile	1460		\$35,003	\$35,003	\$35,003	\$35,003		
	Energy Improvements	1460		\$11,994	\$11,994	\$11,994	\$11,994		
	Advertising/Printing	1430		\$774	\$774	\$774	\$774		
	Tech Salary	1430		\$332	\$332	\$332	\$332		
	Fringe Benefits	1430		\$109	\$109	\$110	\$110		
	Subtotal			\$149,267	\$149,267	\$149,267	\$149,268		
Moton Va 6-5	Energy Improvements	1460		\$28,404	\$28,404	\$28,404	\$28,404		
	Tech Salary	1430		\$403	\$403	\$403	\$403		
	Fringe Benefits	1430		\$139	\$139	\$139	\$139		
	Subtotal			\$28,946	\$28,946	\$28,946	\$28,946		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:			Grant Type and Number			FFY of Grant:			
Norfolk Redevelopment and Housing Authority			Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):			VA36P00650106			2006
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Diggs Va 6-6	Kitchens	1460		\$189,272	\$189,272	\$189,272	\$189,272		
	Columns/Repairs	1460		\$20,000	\$20,000	\$20,000	\$20,000		
	Energy Improvements	1460		\$25,598	\$25,598	\$25,598	\$25,598		
	Inspections	1430		\$7,686	\$7,686	\$7,686	\$7,686		
	Tech Salary	1430		\$2,508	\$2,508	\$2,508	\$2,508		
	Fringe Benefits	1430		\$3,990	\$3,990	\$3,990	\$3,990		
	Boiler Room	1470		\$124,561	\$124,561	\$124,561	\$124,561		
	Subtotal			\$373,615	\$373,615	\$373,615	\$373,615		
Grandy Village Va 6-8	Exterior Paint	1460		\$13,750	\$13,750	\$13,750	\$13,750		
	Energy Improvements	1460		\$20,726	\$20,726	\$20,726	\$20,726		
	MOD Used for Development	1499		\$1,677,736	\$1,677,736	\$1,677,736	\$1,677,736		
	Advertisement/Printing	1430		\$79	\$79	\$79	\$79		
	Tech Salary	1430		\$43,025	\$43,025	\$43,025	\$43,025		
	Inspections	1430		\$19,751	\$19,751	\$19,751	\$19,751		
	Fringe Benefits	1430		\$19,417	\$19,417	\$19,417	\$19,417		
	Subtotal			\$1,794,484	\$1,794,484	\$1,794,484	\$1,794,484		
Grandy Village Rev Va 6-32	A&E Community Center Design	1430		\$297,544	\$297,544	\$297,544	\$297,544		
	Subtotal			\$297,544	\$297,544	\$297,544	\$297,544		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			2006				
		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Tidewater Va 6-9	A&E Cathodic Protection	1430		\$68,000	\$68,000	\$68,000	\$68,000		
	Kitchens	1460		\$100,000	\$100,000	\$100,000	\$100,000		
	Tile	1460		\$98,021	\$98,021	\$98,021	\$98,021		
	Energy Improvements	1460		\$25,384	\$25,384	\$25,384	\$25,384		
	Subtotal			\$291,405	\$291,405	\$291,405	\$291,405		
Young Va 6-10	Cathodic Protection	1450		\$346,203	\$346,203	\$346,203	\$346,203		
	Advertisement/Printing	1450		\$1,377	\$1,377	\$1,377	\$1,377		
	A&E Design for Elec. Dist.	1430		\$29,352	\$29,352	\$29,352	\$29,352		
	Tech Salary	1430		\$222	\$222	\$222	\$222		
	Inspections	1430		\$2,456	\$2,456	\$2,456	\$2,456		
	Fringe Benefits	1430		\$1,057	\$1,057	\$1,057	\$1,057		
	Kitchens	1460		\$155,244	\$155,244	\$155,244	\$155,244		
	Tile	1460		\$140,680	\$140,680	\$140,680	\$140,680		
	Energy Improvements	1460		\$50,469	\$50,469	\$50,469	\$50,469		
	Subtotal			\$727,060	\$727,060	\$727,060	\$727,060		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFEP (Yes/No):				VA36P00650106		2006	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised				
Calvert Va 6-11	Energy Improvements	1460		\$21,425	\$21,425	\$21,425	\$21,425		
	Porch Repair	1460		\$57,731	\$57,731	\$57,731	\$57,731		
	A&E Porches & Storm Doors	1430		\$16,030	\$16,030	\$16,030	\$16,030		
	Tech Salary	1430		\$1,389	\$1,389	\$1,389	\$1,389		
	Inspections	1430		\$6,107	\$6,107	\$6,107	\$6,107		
	Fringe Benefits	1430		\$2,960	\$2,960	\$2,960	\$2,960		
	Subtotal			\$105,642	\$105,642	\$105,642	\$105,642		
Oakleaf Va 6-12	Column Repairs	1460		\$5,045	\$5,045	\$5,045	\$5,045		
	Energy Improvements	1460		\$15,609	\$15,609	\$15,609	\$15,609		
	Tech Salary	1430		\$2,577	\$2,577	\$2,577	\$2,577		
	Inspections	1430		\$11,178	\$11,178	\$11,178	\$11,178		
	Fringe Benefits	1430		\$4,777	\$4,777	\$4,777	\$4,777		
	Subtotal			\$39,186	\$39,186	\$39,186	\$39,186		
Partree Va 6-18	Doors & Hardware	1460		\$157,223	\$157,223	\$157,223	\$157,223		
	Advertising/Printing	1460		\$298	\$298	\$298	\$298		
	Energy Improvements	1460		\$6,921	\$6,921	\$6,921	\$6,921		
	Tech Salary	1430		\$426	\$426	\$426	\$426		
	Inspections	1430		\$977	\$977	\$977	\$977		
	Fringe Benefits	1430		\$490	\$490	\$490	\$490		
	Subtotal			\$166,335	\$166,335	\$166,335	\$166,335		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			2006				
		CFFP (Yes/No):			VA36P00650106				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised		Funds Obligated	Funds Expended	
Huntersquare Va 6-19	Doors & Hardware	1460		\$180,834	\$180,834		\$180,834	\$180,834	
	Advertising/Printing	1460		\$1,069	\$1,069		\$1,069	\$1,069	
	Replace Unit Heat Exchangers	1460		\$452,045	\$452,045		\$452,045	\$452,045	
	Energy Improvements	1460		\$5,497	\$5,497		\$5,497	\$5,497	
	A&E Roof Design	1430		\$32,995	\$32,995		\$32,995	\$32,995	
	A&E Site Work	1430		\$104,840	\$104,840		\$104,840	\$104,840	
	Tech Salary	1430		\$634	\$634		\$634	\$634	
	Fringe Benefits	1430		\$244	\$244		\$244	\$244	
Bobbitt Va 6-20	Advertising/Printing	1470		\$859	\$859		\$859	\$859	
	Boiler Room Renovation	1470		\$430,946	\$430,946		\$430,946	\$430,946	
	Subtotal			\$1,209,963	\$1,209,963		\$1,209,963	\$1,209,963	
	Energy Improvements	1460		\$5,131	\$5,131		\$5,131	\$5,131	
	Doors & Hardware	1460		\$49,496	\$49,496		\$49,496	\$49,496	
	Advertising/Printing	1460		\$298	\$298		\$298	\$298	
	Tech Salary	1430		\$2,570	\$2,570		\$2,570	\$2,570	
	Inspections	1430		\$5,512	\$5,512		\$5,512	\$5,512	
	Fringe Benefits	1430		\$3,174	\$3,174		\$3,174	\$3,174	
	Subtotal			\$66,181	\$66,181		\$66,181	\$66,181	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:				2006			
		VA36P00650106							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised				
Sykes Va 6-21	Energy Improvements	1460		\$5,104	\$5,104	\$5,104	\$5,104		
	Doors & Hardware	1460		\$39,689	\$39,689	\$39,689	\$39,689		
	Advertising/Printing	1460		\$298	\$298	\$298	\$298		
	Tech Salary	1430		\$457	\$457	\$457	\$457		
	Inspections	1430		\$1,460	\$1,460	\$1,460	\$1,460		
	Fringe Benefits	1430		\$912	\$912	\$912	\$912		
	Subtotal			\$47,920	\$47,920	\$47,920	\$47,920		
North Wellington Va 6-22	Roof	1460		\$73,936	\$73,936	\$73,936	\$73,936		
	Advertising/Printing	1460		\$636	\$636	\$636	\$636		
	Subtotal			\$74,572	\$74,572	\$74,572	\$74,572		
Franklin Arms Va 6-25	Energy Improvements	1460		\$6,040	\$6,040	\$6,040	\$6,040		
	Tech Salary	1430		\$319	\$319	\$319	\$319		
	Fringe Benefits	1430		\$114	\$114	\$114	\$114		
	Subtotal			\$6,473	\$6,473	\$6,473	\$6,473		
	Total Programmed Work			\$6,108,119	\$6,108,119	\$6,108,119	\$6,108,119		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:			FFY of Grant:			
Norfolk Redevelopment and Housing Authority			2006			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-2						
Tidewater Gardens	7/17/2008		7/17/2010			
VA 6-5						
Moton Circle	7/17/2008		7/17/2010			
VA 6-6						
Diggs Town	7/17/2008		7/17/2010			
VA 6-8						
Grandy Village	7/17/2008		7/17/2010			
VA 6-9						
Tidewater Gardens	7/17/2008		7/17/2010			
VA 6-10						
Young Terrace	7/17/2008		7/17/2010			
VA 6-11						
Calvert Square	7/17/2008		7/17/2010			
VA 6-12						
Oakleaf Forest	7/17/2008		7/17/2010			

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:

FFY of Grant:

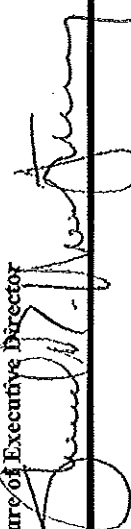
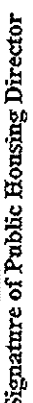
Norfolk Redevelopment and Housing Authority

2006

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2007
Norfolk Redevelopment and Housing Authority		VA36P00650107		FFY of Grant Approval:
Date of CHFP:		Replacement Housing Factor Grant No.:		
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report
Line	Summary by Development Account	Original	Revised	Total Actual Cost
1	Total non-CHFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 20)	\$32,232	\$32,232	\$8,240
3	1408 Management Improvements	\$171,570	\$171,570	\$165,921
4	1410 Administration (may not exceed 10% of line 20)	\$614,097	\$614,097	\$613,923
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$2,716,396	\$2,716,396	\$1,907,480
8	1440 Site Acquisition			
9	1450 Site Improvement	\$887,500	\$887,500	\$859,697
10	1460 Dwelling Structures	\$1,211,578	\$1,211,578	\$1,156,339
11	1465.1 Dwelling Equipment-Nonexpendable	\$160,174	\$160,174	\$160,174
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities	\$350,486	\$350,486	\$350,486
18a	1501 Collateralization or Debt Service paid by PHA			
18b	1500 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,144,033	6,144,033	5,222,260
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	\$395	\$395	\$395
23	Amount of line 20 Related to Security-Soft Costs			
24	Amount of line 20 Related to Security-Hard Costs	\$229,000	\$229,000	\$229,000
25	Amount of line 20 Related to Energy Cons. Measures	\$195,538	\$195,538	\$187,772
Signature of Executive Director		Signature of Public Housing Director		Date
				4-28-11

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2007				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650107							
		Replacement Housing Factor Grant No.: CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide	TCB Developer Preventative Maintenance Security Learning Centers Youth Services Resident Management Strategic Planning Fringe Benefits Admin Cost Subtotal HA-Wide	1406 1408 1408 1408 1408 1408 1408 1408 1410		\$32,232 \$13,343 \$0 \$44,981 \$24,400 \$27,300 \$33,119 \$3,427 \$614,097 \$792,899	\$32,232 \$13,343 \$0 \$44,981 \$24,400 \$27,300 \$33,119 \$3,427 \$614,097 \$792,899	\$32,232 \$13,343 \$0 \$44,981 \$24,400 \$27,300 \$33,119 \$3,427 \$614,097 \$792,899	\$8,240 \$13,343 \$0 \$44,981 \$23,351 \$27,300 \$33,119 \$3,427 \$613,923 \$767,684		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		FFY of Grant: 2007				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFEP (Yes/No):		VA36P00650107				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Tidewater VA 6-2	A&E Services	1430		\$163,578	\$163,578	\$163,578	\$91,408	
	Tech Salary	1430		\$1,638	\$1,638	\$1,638	\$1,638	
	Inspections	1430		\$32	\$32	\$32	\$32	
	Fringe Benefits	1430		\$634	\$634	\$634	\$634	
	Cathodic Protection	1450		\$199,118	\$199,118	\$199,118	\$199,118	
	Advertising/Printing	1450		\$974	\$974	\$974	\$974	
	Site Concrete	1450		\$14,305	\$14,305	\$14,305	\$14,305	
	Kitchens	1460		\$63,098	\$63,098	\$63,098	\$79,467	
	Tile	1460		\$70,681	\$70,681	\$70,681	\$39,819	
	Energy Improvements	1460		\$11,213	\$11,213	\$11,213	\$8,707	
	Subtotal Tidewater			\$525,271	\$525,271	\$525,271	\$436,102	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		FFY of Grant: 2007				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):		VA36P00650107				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Moton VA 6-5	Site Concrete	1450		\$2,281	\$2,281	\$2,281	\$2,281	
	Catholic Protection Repairs	1450		\$0	\$0	\$0	\$0	
	A&E Services	1430		\$3,900	\$3,900	\$3,900	\$3,900	
	Tech Salary	1430		\$1,006	\$1,006	\$1,006	\$1,006	
	Fringe Benefits	1430		\$353	\$353	\$353	\$353	
	Energy Improvements	1460		\$603	\$603	\$603	\$603	
	Development Activities	1499		\$4,000	\$4,000	\$4,000	\$4,000	
	Subtotal Moton			\$12,143	\$12,143	\$12,143	\$12,143	
Diggs VA 6-6	Site Concrete	1450		\$9,039	\$9,039	\$9,039	\$9,039	
	Catholic Protection Repairs	1450		\$1,880	\$1,880	\$1,880	\$1,880	
	Security Camera Design	1408		\$25,000	\$25,000	\$25,000	\$20,400	
	A&E Services	1430		\$111,697	\$111,697	\$111,697	\$62,434	
	Tech Salary	1430		\$3,161	\$3,161	\$3,161	\$3,161	
	Inspections	1430		\$7,232	\$7,232	\$7,232	\$7,232	
	Fringe Benefits	1430		\$4,514	\$4,514	\$4,514	\$4,514	
	Kitchens	1460		\$192,170	\$192,170	\$192,170	\$201,681	
	Column Repairs	1460		\$18,763	\$18,763	\$18,763	\$17,628	
	Exterior Paint	1460		\$28,750	\$28,750	\$28,750	\$28,750	
	Advertising/Printing	1460		\$608	\$608	\$608	\$608	
	Energy Improvements	1460		\$7,656	\$7,656	\$7,656	\$5,945	
Subtotal Diggs			\$410,470	\$410,470	\$410,470	\$363,272		

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		FFY of Grant: 2007				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):		VA36P00650107				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Grandy VA 6-8	Site Concrete	1450		\$5,874	\$5,874	\$5,874	\$5,874	
	A&E Services	1450		\$891,085	\$891,085	\$891,085	\$552,307	
	Tech Salary	1430		\$30,958	\$30,958	\$30,958	\$30,958	
	Inspections	1430		\$31,052	\$31,052	\$31,052	\$31,052	
	Fringe Benefits	1430		\$19,859	\$19,859	\$19,859	\$19,859	
	Energy Improvements	1460		\$1,597	\$1,597	\$1,597	\$1,240	
	Development Activities	1499		\$346,486	\$346,486	\$346,486	\$346,486	
	Subtotal Grandy			\$1,326,911	\$1,326,911	\$1,326,911	\$987,776	
Young VA 6-10	Site Concrete	1450		\$32,175	\$32,175	\$32,175	\$32,175	
	Catholic Protection Repairs	1450		\$3,465	\$3,465	\$3,465	\$3,465	
	A&E Services	1430		\$199,045	\$199,045	\$199,045	\$111,230	
	Tech Salary	1430		\$3,675	\$3,675	\$3,675	\$3,675	
	Inspections	1430		\$10,216	\$10,216	\$10,216	\$10,216	
	Fringe Benefits	1430		\$5,402	\$5,402	\$5,402	\$5,402	
	504 Compliance H/C	1460		\$395	\$395	\$395	\$395	
	Kitchens	1460		\$130,386	\$130,386	\$130,386	\$148,313	
	Tile	1460		\$61,448	\$61,448	\$61,448	\$21,550	
	Energy Improvements	1460		\$13,644	\$13,644	\$13,644	\$10,596	
	Subtotal Young			\$459,851	\$459,851	\$459,851	\$347,017	

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2007				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650107				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised		Funds Obligated	Funds Expended	
Calvert VA 6-11	Site Improvements	1450		\$5,460	\$5,460	\$5,460	\$5,460	\$5,460	
	Catholic Protection Repairs	1450		\$14,318	\$14,318	\$14,318	\$14,318	\$14,318	
	Landscape	1450		\$8,597	\$8,597	\$8,597	\$8,597	\$8,597	
	A&E Services	1430		\$94,034	\$94,034	\$94,034	\$94,034	\$55,148	
	Tech Salary	1430		\$3,136	\$3,136	\$3,136	\$3,136	\$3,136	
	Inspections	1430		\$7,458	\$7,458	\$7,458	\$7,458	\$7,458	
	Fringe Benefits	1430		\$4,569	\$4,569	\$4,569	\$4,569	\$4,569	
	Porch/Column Repairs	1460		\$40,000	\$40,000	\$40,000	\$40,000	\$25,802	
	Energy Improvements	1460		\$5,624	\$5,624	\$5,624	\$5,624	\$4,368	
	Ranges	1465		\$160,174	\$160,174	\$160,174	\$160,174	\$160,174	
	Subtotal Calvert			\$343,370	\$343,370	\$343,370	\$343,370	\$289,030	
Oakleaf VA 6-12	A&E Services	1430		\$554,463	\$554,463	\$554,463	\$554,463	\$461,535	
	Tech Salary	1430		\$1,783	\$1,783	\$1,783	\$1,783	\$1,783	
	Inspections	1430		\$28,993	\$28,993	\$28,993	\$28,993	\$28,993	
	Fringe Benefits	1430		\$11,429	\$11,429	\$11,429	\$11,429	\$11,429	
	Site Work	1450		\$182,675	\$182,675	\$182,675	\$182,675	\$173,889	
	Site Concrete	1450		\$24,046	\$24,046	\$24,046	\$24,046	\$24,046	
	Energy Improvements	1460		\$4,662	\$4,662	\$4,662	\$4,662	\$3,621	
	Subtotal Oakleaf			\$808,051	\$808,051	\$808,051	\$808,051	\$705,296	

Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number			FFY of Grant: 2007			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFRP (Yes/No):			VA36P00650107			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Partrea VA 6-18	A&E Services	1430		\$35,903	\$35,903	\$35,903	\$22,584	
	Tech Salary	1430		\$1,336	\$1,336	\$1,336	\$1,336	
	Inspections	1430		\$86	\$86	\$86	\$86	
	Fringe Benefits	1430		\$537	\$537	\$537	\$537	
	Door Hardware (Wing)	1460		\$50,000	\$50,000	\$50,000	\$50,000	
	Energy Improvements	1460		\$2,068	\$2,068	\$2,068	\$1,606	
	Subtotal Partrea			\$89,930	\$89,930	\$89,930	\$76,149	
Huntersquare VA 6-19	Landscape	1450		\$0	\$0	\$0	\$0	
	Site Concrete	1450		\$750	\$750	\$750	\$750	
	A&E Services	1430		\$46,804	\$46,804	\$46,804	\$36,174	
	Tech Salary	1430		\$5,890	\$5,890	\$5,890	\$5,890	
	Inspections	1430		\$251	\$251	\$251	\$251	
	Fringe Benefits	1430		\$2,170	\$2,170	\$2,170	\$2,170	
	Advertising/Printing	1460		\$1,848	\$1,848	\$1,848	\$1,848	
	Security/Fire Alarm Upgrades	1460		\$229,000	\$229,000	\$229,000	\$229,000	
	Roofing	1460		\$255,862	\$255,862	\$255,862	\$255,862	
	Energy Improvements	1460		\$1,651	\$1,651	\$1,651	\$1,282	
	Subtotal Huntersquare			\$544,226	\$544,226	\$544,226	\$533,227	

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2007				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650107				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Bobbitt VA 6-20	A&E Services	1430		\$29,091	\$29,091	\$29,091	\$19,263		
	Tech Salary	1430		\$4,710	\$4,710	\$4,710	\$4,710		
	Inspections	1430		\$4,944	\$4,944	\$4,944	\$4,944		
	Fringe Benefits	1430		\$3,854	\$3,854	\$3,854	\$3,854		
	Energy Improvements	1460		\$1,524	\$1,524	\$1,524	\$1,183		
	Door Hardware	1460		\$10,000	\$10,000	\$10,000	\$10,000		
	Subtotal Bobbitt			\$54,123	\$54,123	\$54,123	\$43,954		
Sykes VA 6-21	Landscape	1450		\$370,916	\$370,916	\$370,916	\$351,899		
	Site Concrete	1450		\$2,438	\$2,438	\$2,438	\$2,438		
	Printing/Advertising	1450		\$1,240	\$1,240	\$1,240	\$1,240		
	A&E Services	1430		\$280,163	\$280,163	\$280,163	\$233,525		
	Tech Salary	1430		\$1,555	\$1,555	\$1,555	\$1,555		
	Inspections	1430		\$32	\$32	\$32	\$32		
	Fringe Benefits	1430		\$592	\$592	\$592	\$592		
	Energy Improvements	1460		\$1,524	\$1,524	\$1,524	\$1,183		
	Subtotal Sykes			\$658,460	\$658,460	\$658,460	\$592,464		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant:			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650107				2007			
		Replacement Housing Factor Grant No.:							
		CFFP (Yes/No):							
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/PHA-Wide				Original	Revised	Funds Obligated	Funds Expended		
N. Wellington VA 6-22	Site Concrete A&E Services Tech Salary Fringe Benefits Subtotal N. Wellington	1450 1450 1450 1450		\$4,500 \$6,326 \$138 \$43 \$11,007	\$4,500 \$6,326 \$138 \$43 \$11,007	\$4,500 \$6,326 \$138 \$43 \$11,007	\$4,500 \$3,399 \$138 \$43 \$8,080		
Franklin Arms VA 6-25	A&E Services Tech Salary Fringe Benefits Energy Improvements Subtotal Franklin Arms	1430 1430 1430 1460		\$25,307 \$1,156 \$433 \$1,814 \$28,710	\$25,307 \$1,156 \$433 \$1,814 \$28,710	\$25,307 \$1,156 \$433 \$1,814 \$28,710	\$13,633 \$1,156 \$433 \$1,408 \$16,630		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650107		2007		
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Scattered Sites VA 6-24	A&E Services	1430		\$4,302	\$4,302	\$4,302	\$2,336		
	Subtotal Scattered Sites			\$4,302	\$4,302	\$4,302	\$2,336		
Grandy Village Rev VA6-32	A&E Services	1430		\$65,871	\$65,871	\$65,871	\$33,777		
	Site Concrete	1450		\$3,449	\$3,449	\$3,449	\$3,449		
	Energy Improvements	1460		\$4,989	\$4,989	\$4,989	\$3,874		
	Subtotal Grandy Village Rev			\$74,309	\$74,309	\$74,309	\$41,100		
Total Programmed Work				\$6,144,033	\$6,144,033	\$6,144,033	\$5,222,260		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

FFY of Grant:

2007

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	9/12/2009		9/12/2011		
VA 6-5					
Moton Circle	9/12/2009		9/12/2011		
VA 6-6					
Diggs Town	9/12/2009		9/12/2011		
VA 6-8					
Grandy Village	9/12/2009		9/12/2011		
VA 6-10					
Young Terrace	9/12/2009		9/12/2011		
VA 6-11					
Calvert Square	9/12/2009		9/12/2011		
VA 6-12					
Oakleaf Forest	9/12/2009		9/12/2011		

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:						
Norfolk Redevelopment and Housing Authority						
FFY of Grant:					2007	
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-18						
Partrea	9/12/2009		9/12/2011			
VA 6-19						
Huntersquare	9/12/2009		9/12/2011			
VA 6-20						
Bobbitt	9/12/2009		9/12/2011			
VA 6-21						
Sykes	9/12/2009		9/12/2011			
VA 6-22						
North Wellington	9/12/2009		9/12/2011			
VA 6-24						
Scattered Sites	9/12/2009		9/12/2011			
VA 6-25						
Franklin Arms	9/12/2009		9/12/2011			

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

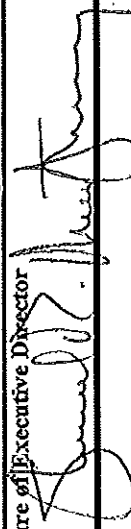
FFY of Grant:

2007

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No.: VA36P00650108		2008	
Norfolk Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:	
Date of CFFP:					
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements	\$147,190	\$147,190	\$147,190	\$113,277
4	1410 Administration (may not exceed 10% of line 20)	\$359,139	\$359,139	\$558,114	\$556,428
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$878,334	\$878,334	\$878,504	\$635,383
9	1450 Site Improvement	\$2,260,161	\$2,260,161	\$2,441,117	\$1,485,242
10	1460 Dwelling Structures	\$1,491,473	\$1,491,473	\$1,142,597	\$331,963
11	1465.1 Dwelling Equipment--Nonexpendable	\$120,241	\$120,241	\$75,241	\$75,241
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$1,000,000	\$1,000,000	\$1,000,000	\$639,570
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,456,538	6,456,538	6,242,763	3,857,104
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security--Soft Costs	\$25,000	\$25,000	\$25,000	\$0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Cons. Measures	\$215,043	\$215,043	\$49,292	\$49,292
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		4.8.11			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650108							
		Replacement Housing Factor Grant No.:							
		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised		Funds Obligated	Funds Expended	
HA-Wide	Preventative Maintenance	1408		\$19,322	\$19,322		\$19,322	\$19,322	
	Fringe Benefits	1408		\$6,125	\$6,125		\$6,125	\$6,125	
	Security	1408		\$25,000	\$25,000		\$25,000	\$0	
	Learning Centers	1408		\$44,981	\$44,981		\$44,981	\$44,981	
	Resident Management	1408		\$35,000	\$35,000		\$35,000	\$26,442	
	Strategic Planning	1408		\$16,762	\$16,762		\$16,762	\$16,407	
	Admin Cost	1410		<u>\$559,139</u>	<u>\$559,139</u>		<u>\$558,114</u>	<u>\$556,428</u>	
	Subtotal HA-Wide			\$706,329	\$706,329		\$705,304	\$669,705	

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):			FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Tidewater VA 6-2	Fees & Costs / A&E Services	1430		\$6,206	\$6,206	\$6,206	\$6,206	
	Site Concrete	1450		\$5,000	\$5,000	\$0	\$0	
	Site Improvements	1450		\$5,449	\$5,449	\$0	\$0	
	Building Exterior/Windows	1460		\$5,000	\$5,000	\$0	\$0	
	Kitchens	1460		\$10,000	\$10,000	\$0	\$0	
	Tile	1460		\$10,000	\$10,000	\$0	\$0	
	Energy Improvements	1460		<u>\$5,000</u>	<u>\$5,000</u>	<u>\$0</u>	<u>\$0</u>	
	Subtotal Tidewater			\$46,655	\$46,655	\$6,206	\$6,206	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised				
Moton VA 6-5	Fees & Costs / A&E Services	1430		\$5,054	\$5,054	\$5,054			
	Sewer Cleaning	1450		\$0	\$0	\$0			
	Sewer Repairs	1450		\$0	\$0	\$0			
	Site Concrete	1450		\$528	\$528	\$528			
	Building Interior/Exterior	1460		\$0	\$0	\$0			
	Energy Improvements	1460		\$0	\$0	\$0			
	Subtotal Moton			\$5,582	\$5,582	\$5,582			
Diggs VA 6-6	Fees & Costs / A&E Services	1430		\$7,930	\$7,930	\$7,930			
	Sewer Cleaning	1450		\$0	\$0	\$0			
	Site Concrete	1450		\$5,000	\$5,000	\$0			
	Site Improvements	1450		\$0	\$0	\$0			
	Kitchens	1460		\$40,000	\$40,000	\$43,057			
	Column/Porch Repairs	1460		\$45,000	\$45,000	\$30,576			
	Exterior Doors/Screen Doors	1460		\$0	\$0	\$0			
	Tile	1460		\$5,000	\$5,000	\$0			
	Exterior Paint	1460		\$0	\$0	\$0			
	Roofs	1460		\$0	\$0	\$0			
	Energy Improvements	1460		\$5,000	\$5,000	\$0			
	Subtotal Diggs			\$107,930	\$107,930	\$81,563	\$66,140		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Grandy Village VA 6-8	Fees & Costs / A&E Services	1430		\$227,966	\$227,966	\$227,966	\$227,966		
	Site Concrete	1450		\$9,452	\$9,452	\$0	\$0		
	Site Improvements	1450		\$1,597,696	\$1,597,696	\$1,964,800	\$1,032,219		
	Printing/Advertising	1460		\$1,999	\$1,999	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Grandy			\$1,842,113	\$1,842,113	\$2,192,766	\$1,260,185		
Grandy Village Rev VA 6-32	Development Activities	1499		\$1,000,000	\$1,000,000	\$1,000,000	\$639,570		
	Subtotal Grandy Rev			\$1,000,000	\$1,000,000	\$1,000,000	\$639,570		
Young VA 6-10	Fees & Costs / A&E Services	1430		\$20,852	\$20,852	\$20,852	\$20,852		
	Electrical Distribution	1450		\$36,927	\$36,927	\$36,927	\$36,927		
	Advertising/Printing	1450		\$1,209	\$1,209	\$1,209	\$1,209		
	Site Improvements/Concrete	1450		\$10,000	\$10,000	\$0	\$0		
	Fencing	1450		\$10,000	\$10,000	\$0	\$0		
	Kitchens	1460		\$19,000	\$19,000	\$0	\$0		
	Tile	1460		\$10,000	\$10,000	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Young			\$112,988	\$112,988	\$58,988	\$58,988		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CEFP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised		Funds Obligated	Funds Expended	
Calvert VA 6-11	Fees & Costs / A&E Services	1430		\$5,921	\$5,921		\$5,921	\$5,921	
	Site Concrete	1450		\$5,000	\$5,000		\$0	\$0	
	Site Improvements	1450		\$5,000	\$5,000		\$0	\$0	
	Kitchens	1460		\$3,000	\$3,000		\$0	\$0	
	Exterior doors	1460		\$0	\$0		\$4,293	\$0	
	Building Improvements/Windows	1460		\$21,000	\$21,000		\$0	\$0	
	Tile	1460		\$4,000	\$4,000		\$0	\$0	
	Energy Improvements	1460		\$45,719	\$45,719		\$0	\$0	
	Subtotal Calvert			\$89,640	\$89,640		\$10,214	\$5,921	
Oakleaf VA 6-12	Fees & Costs / A&E Services	1430		\$268,426	\$268,426		\$268,426	\$153,599	
	Sewer Cleaning	1450		\$0	\$0		\$0	\$0	
	Sewer Repair	1450		\$0	\$0		\$0	\$0	
	Site Improvements	1450		\$414,134	\$414,134		\$413,501	\$413,501	
	Paving	1450		\$0	\$0		\$0	\$0	
	Kitchens	1460		\$5,000	\$5,000		\$0	\$0	
	Tile	1460		\$5,000	\$5,000		\$0	\$0	
	Interior Upgrades	1460		\$5,000	\$5,000		\$0	\$0	
	Exterior Painting	1460		\$5,000	\$5,000		\$0	\$0	
	Energy Improvements	1460		\$5,000	\$5,000		\$0	\$0	
	Subtotal Oakleaf			\$702,560	\$702,560		\$681,927	\$567,100	

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Partrea VA 6-18	Fees & Costs / A&E Services	1430		\$9,456	\$9,456	\$9,456	\$9,456		
	Sewer Cleaning	1450		\$31,000	\$31,000	\$0	\$0		
	Paving	1450		\$0	\$0	\$0	\$0		
	Interior Upgrades	1460		\$0	\$0	\$0	\$0		
	Energy Improvements	1460		\$4,000	\$4,000	\$992	\$992		
	Refrigerators	1465		\$45,000	\$45,000	\$0	\$0		
	Subtotal Partrea			\$89,456	\$89,456	\$10,448	\$10,448		
Huntersquare VA 6-19	Fees & Costs / A&E Services	1430		\$80,524	\$80,524	\$80,524	\$80,524		
	Site Work	1450		\$0	\$0	\$23,294	\$0		
	Interior Upgrades	1460		\$0	\$0	\$0	\$0		
	Sec/Fire/Nurse Call	1460		\$66,604	\$66,604	\$66,604	\$66,604		
	Energy Improvements	1460		\$2,759	\$2,759	\$1,000	\$1,000		
	Refrigerators	1465		\$44,365	\$44,365	\$44,365	\$44,365		
	Ranges	1465		\$30,876	\$30,876	\$30,876	\$30,876		
	Subtotal Huntersquare			\$225,128	\$225,128	\$246,663	\$223,369		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFEP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Bobbitt VA 6-20	Fees & Costs / A&E Services	1430		\$8,642	\$8,642	\$8,642	\$8,642		
	Site Improvements	1450		\$39,000	\$39,000	\$0	\$0		
	Security/Fire Alarm (should be 1460)	1450		\$0	\$0	\$0	\$0		
	Interior Upgrades	1460		\$0	\$0	\$0	\$0		
	Door Hardware	1460		\$56,544	\$56,544	\$56,544	\$56,544		
	Energy Improvements	1460		\$5,000	\$5,000	\$1,000	\$1,000		
	Subtotal Bobbitt			\$109,186	\$109,186	\$66,186	\$66,186		
Sykes VA 6-21	Fees & Costs / A&E Services	1430		\$177,213	\$177,213	\$177,383	\$58,799		
	A&E HVAC	1430		\$5,255	\$5,255	\$5,255	\$5,255		
	Interior Upgrades	1460		\$0	\$0	\$0	\$0		
	Phase I - Improvements	1460		\$700,808	\$700,808	\$638,808	\$63,008		
	Door Hardware	1460		\$80,016	\$80,016	\$80,016	\$80,016		
	Security/Fire Alarm	1460		\$0	\$0	\$0	\$0		
	Energy Improvements	1460		\$37,200	\$37,200	\$1,000	\$1,000		
	Subtotal Sykes			\$1,000,492	\$1,000,492	\$902,462	\$208,078		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008			Status of Work	
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised		Funds Obligated	Funds Expended	
N. Wellington VA 6-22	Fees & Costs / A&E Services	1430		\$8,626	\$8,626	\$8,626	\$8,626	\$8,626	
	Kitchens	1460		\$34,000	\$34,000	\$0	\$0	\$0	
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0	\$0	
	Subtotal N. Wellington			\$47,626	\$47,626	\$8,626	\$8,626	\$8,626	
Scattered Sites VA 6-24	Fees & Costs / A&E Services	1430		\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	
	Roofs	1460		\$8,000	\$8,000	\$0	\$0	\$0	
	Tile	1460		\$2,500	\$2,500	\$0	\$0	\$0	
	Interior Doors	1460		\$3,000	\$3,000	\$0	\$0	\$0	
	Plumbing	1460		\$2,000	\$2,000	\$0	\$0	\$0	
	HVAC	1460		\$6,000	\$6,000	\$448	\$448	\$448	
	Exterior Upgrades	1460		\$0	\$0	\$0	\$0	\$0	
	Subtotal Scattered Sites			\$23,515	\$23,515	\$2,463	\$2,463	\$2,463	
Franklin Arms VA 6-25	Fees & Costs / A&E Services	1430		\$22,514	\$22,514	\$22,514	\$22,514	\$18,098	
	Site Improvements	1450		\$6,500	\$6,500	\$858	\$858	\$858	
	Sewer Cleaning	1450		\$26,000	\$26,000	\$0	\$0	\$0	
	Phase I Improvements	1460		\$214,085	\$214,085	\$214,085	\$214,085	\$0	
	Energy Improvements	1460		\$1,000	\$1,000	\$935	\$935	\$935	
	Subtotal Franklin Arms			\$270,099	\$270,099	\$238,392	\$238,392	\$19,891	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2008				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650108				
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Broadcreek VA6-26	Site Improvements	1450		\$8,658	\$8,658	\$0	\$0		
	Fees & Costs / A&E Services	1430		\$3,342	\$3,342	\$3,342	\$2,740		
	Energy Improvements	1460		\$368	\$368	\$368	\$251		
Broadcreek VA6-27	Subtotal Broadcreek			\$12,368	\$12,368	\$5,710	\$2,991		
	Site Improvements	1450		\$8,077	\$8,077	\$0	\$0		
	Fees & Costs / A&E Services	1430		\$3,923	\$3,923	\$3,923	\$2,740		
Broadcreek VA6-28	Energy Improvements	1460		\$724	\$724	\$724	\$493		
	Subtotal Broadcreek			\$12,724	\$12,724	\$4,647	\$3,233		
	Site Improvements	1450		\$8,533	\$8,533	\$0	\$0		
Broadcreek VA6-29	Fees & Costs / A&E Services	1430		\$3,467	\$3,467	\$3,467	\$2,740		
	Energy Improvements	1460		\$445	\$445	\$445	\$303		
	Subtotal Broadcreek			\$12,445	\$12,445	\$3,912	\$3,043		
Broadcreek VA6-30	Site Improvements	1450		\$8,305	\$8,305	\$0	\$0		
	Fees & Costs / A&E Services	1430		\$3,695	\$3,695	\$3,695	\$2,740		
	Energy Improvements	1460		\$584	\$584	\$584	\$398		
Broadcreek VA6-31	Subtotal Broadcreek			\$12,584	\$12,584	\$4,279	\$3,138		
	Site Improvements	1450		\$8,222	\$8,222	\$0	\$0		
	Fees & Costs / A&E Services	1430		\$3,778	\$3,778	\$3,778	\$2,740		
Broadcreek VA6-32	Energy Improvements	1460		\$635	\$635	\$635	\$432		
	Subtotal Broadcreek			\$12,635	\$12,635	\$4,413	\$3,172		
	Site Improvements	1450		\$10,471	\$10,471	\$0	\$0		
Broadcreek VA6-33	Fees & Costs / A&E Services	1430		\$3,529	\$3,529	\$3,529	\$2,740		
	Energy Improvements	1460		\$483	\$483	\$483	\$329		
	Subtotal Broadcreek			\$14,483	\$14,483	\$4,012	\$3,069		
Total Programmed Work				\$6,456,538	\$6,456,538	\$6,242,763	\$3,837,104		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

Norfolk Redevelopment and Housing Authority

[illegible]

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Reasons for Revised Target Dates

	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
VA 6-2				
Tidewater Gardens	6/12/2010		6/12/2012	
VA 6-5				
Moton Circle	6/12/2010		6/12/2012	
VA 6-6				
Diggs Town	6/12/2010		6/12/2012	
VA 6-8				
Grandy Village	6/12/2010		6/12/2012	
VA 6-10				
Young Terrace	6/12/2010		6/12/2012	
VA 6-11				
Calvert Square	6/12/2010		6/12/2012	
VA 6-12				
Oakleaf Forest	6/12/2010		6/12/2012	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:		FFY of Grant:				
Norfolk Redevelopment and Housing Authority		2008				
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-18						
Partrea	6/12/2010		6/12/2012			
VA 6-19						
Huntersquare	6/12/2010		6/12/2012			
VA 6-20						
Bobbitt	6/12/2010		6/12/2012			
VA 6-21						
Sykes	6/12/2010		6/12/2012			
VA 6-22						
North Wellington	6/12/2010		6/12/2012			
VA 6-24						
Scattered Sites	6/12/2010		6/12/2012			
VA 6-25						
Franklin Arms	6/12/2010		6/12/2012			
VA 6-26						
Broadcreek	6/12/2010		6/12/2012			

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:		Norfolk Redevelopment and Housing Authority		FFY of Grant:		2008	
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
VA 6-27							
Broadcreek	6/12/2010		6/12/2012				
VA 6-28							
Broadcreek	6/12/2010		6/12/2012				
VA 6-29							
Broadcreek	6/12/2010		6/12/2012				
VA 6-30							
Broadcreek	6/12/2010		6/12/2012				
VA 6-31							
Broadcreek	6/12/2010		6/12/2012				
VA 6-32							
Grandy Village	6/12/2010		6/12/2012				
195							
HA Wide	6/12/2010		6/12/2012				

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2009
Norfolk Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:
Date of CFFP:		VA36P00650109		

Type of Grant		Original		Revised		Total Actual Cost	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010		<input type="checkbox"/> Final Performance and Evaluation Report					

Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
3	1408 Management Improvements	\$240,000	\$240,000	\$125,530	\$95,282
4	1410 Administration (may not exceed 10% of line 20)	\$648,675	\$648,675	\$565,860	\$565,860
5	1411 Audit	\$8,000	\$8,000	\$9,000	\$9,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$560,500	\$560,500	\$817,186	\$557,490
8	1440 Site Acquisition				
9	1450 Site Improvement	\$771,000	\$771,000	\$185,438	\$123,770
10	1460 Dwelling Structures	\$1,295,584	\$1,295,584	\$818,942	\$255,593
11	1465.1 Dwelling Equipment--Nonexpendable	\$213,000	\$213,000	\$0	\$0
12	1470 Non-dwelling Structures	\$95,000	\$95,000	\$109,806	\$1,116
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$35,000	\$35,000	\$0	\$0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$420,000	\$420,000	\$268,771	\$244,159
17	1499 Development Activities	\$1,000,000	\$1,000,000	\$0	\$0
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,486,759	6,486,759	4,100,533	3,052,270
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$25,000	\$25,000	\$75,089	\$67,537
23	Amount of line 20 Related to Security--Soft Costs	\$25,000	\$25,000	\$0	\$0
24	Amount of line 20 Related to Security--Hard Costs	\$410,000	\$410,000	\$0	\$0
25	Amount of line 20 Related to Energy Cons. Measures	\$40,000	\$40,000	\$0	\$0

Signature of Executive Director	Date	Signature of Public Housing Director	Date
<i>[Signature]</i>	4-8-11		

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2009				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650109				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide	Operations	1406		\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000		
	Preventative Maintenance	1408		\$0	\$0	\$31,064	\$31,064		
	Security	1408		\$25,000	\$25,000	\$0	\$0		
	Learning Centers	1408		\$45,000	\$45,000	\$0	\$0		
	Staff Training	1408		\$20,000	\$20,000	\$0	\$0		
	Youth Services	1408		\$35,000	\$35,000	\$12,000	\$9,115		
	Section 3 Labor	1408		\$0	\$0	\$354	\$354		
	Fringe Benefits	1408		\$0	\$0	\$14,500	\$13,570		
	DP Software	1408		\$25,000	\$25,000	\$0	\$0		
	Resident Management	1408		\$80,000	\$80,000	\$0	\$0		
	Strategic Planning	1408		\$10,000	\$10,000	\$10,000	\$10,000		
	Audit	1411		\$8,000	\$8,000	\$9,000	\$9,000		
	Admin Cost	1410		\$648,675	\$648,675	\$565,860	\$565,860		
	Subtotal HA-Wide			\$2,096,675	\$2,096,675	\$1,842,778	\$1,838,963		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				FFY of Grant: 2009			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650109							
		Replacement Housing Factor Grant No.: CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Tidewater VA 6-2	Fees & Costs / A&E Services	1430		\$120,000	\$120,000	\$76,017	\$35,048		
	Management Improvements	1408		\$0	\$0	\$8,077	\$898		
	Windows	1460		\$750,000	\$750,000	\$515,722	\$953		
	Interiors	1460		\$10,000	\$10,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Tidewater			\$895,000	\$895,000	\$599,816	\$36,899		
Moton VA 6-5	Fees & Costs / A&E Services	1430		\$170,000	\$170,000	\$118,077	\$100,092		
	Management Improvements	1408		\$0	\$0	\$5,368	\$2,417		
	Interiors	1460		\$5,000	\$5,000	\$0	\$0		
	Exteriors	1460		\$5,000	\$5,000	\$0	\$0		
	Relocation	1495.1		\$420,000	\$420,000	\$208,700	\$185,846		
	Subtotal Moton			\$600,000	\$600,000	\$332,145	\$288,355		
Diggs VA 6-6	Fees & Costs / A&E Services	1430		\$30,000	\$30,000	\$22,717	\$4,887		
	Management Improvements	1408		\$0	\$0	\$7,044	\$3,142		
	Site Improvements	1450		\$10,000	\$10,000	\$0	\$0		
	Security Camera System	1450		\$210,000	\$210,000	\$0	\$0		
	Interiors	1460		\$10,000	\$10,000	\$10,000	\$5,877		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Refrigerators	1465		\$177,000	\$177,000	\$0	\$0		
	Subtotal Diggs			\$452,000	\$452,000	\$39,761	\$13,906		

Expires 4/30/2011

Part II: Supporting Pages						
PHA Name:		Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):		FFY of Grant: 2009		
		VA36P00650109				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
Grandy Village VA 6-8	Fees & Costs / A&E Services	1430		\$10,000	\$10,000	\$60,011
	Management Improvements	1408		\$0	\$0	\$2,173
	Site Work	1450		\$0	\$0	\$36,224
	Interiors	1460		\$5,000	\$5,000	\$120,237
	Exteriors	1460		\$5,000	\$5,000	\$0
	Energy Improvements	1460		\$5,000	\$5,000	\$0
	Non-Dwelling Structures	1470		\$25,000	\$25,000	\$0
	Subtotal Grandy			\$50,000	\$50,000	\$218,645
Young VA 6-10	Fees & Costs / A&E Services	1430		\$25,000	\$25,000	\$7,868
	Management Improvements	1408		\$0	\$0	\$2,603
	Site Improvements	1450		\$20,000	\$20,000	\$0
	Relocation	1495		\$0	\$0	\$58,313
	Interior Renovation - 504 Compliance	1460		\$25,000	\$25,000	\$67,537
	Exteriors	1460		\$25,000	\$25,000	\$0
	Energy Improvements	1460		\$5,000	\$5,000	\$0
	Subtotal Young			\$100,000	\$100,000	\$136,321
Calvert VA 6-11	Fees & Costs / A&E Services	1430		\$40,000	\$40,000	\$6,818
	Management Improvements	1408		\$0	\$0	\$11,537
	Site Improvements	1450		\$10,000	\$10,000	\$1,870
	Exteriors	1460		\$10,000	\$10,000	\$0
	Energy Improvements	1460		\$5,000	\$5,000	\$0
	Non-Dwelling Structures	1470		\$70,000	\$70,000	\$1,116
	Subtotal Calvert			\$135,000	\$135,000	\$21,341

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2009				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: VA36P00650109							
		Replacement Housing Factor Grant No.: CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Oakleaf VA 6-12	Fees & Costs / A&E Services	1430		\$25,000	\$25,000	\$58,211	\$58,211		
	Management Improvements	1408		\$0	\$0	\$1,814	\$717		
	Site Improvements	1450		\$20,000	\$20,000	\$147,344	\$85,676		
	Security Camera System	1450		\$200,000	\$200,000	\$0	\$0		
	Interiors	1460		\$10,000	\$10,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Demolition	1485		\$35,000	\$35,000	\$0	\$0		
	Subtotal Oakleaf			\$300,000	\$300,000	\$207,369	\$144,604		
Partrea VA 6-18	Fees & Costs / A&E Services	1430		\$3,500	\$3,500	\$12,144	\$12,144		
	Site Improvements	1450		\$14,000	\$14,000	\$0	\$0		
	Exteriors/Interiors	1460		\$25,000	\$25,000	\$36,069	\$22,569		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Partrea			\$47,500	\$47,500	\$48,213	\$34,713		
Huntersquare VA 6-19	Fees & Costs / A&E Services	1430		\$30,000	\$30,000	\$70,365	\$55,865		
	Site Improvements	1450		\$236,000	\$236,000	\$0	\$0		
	Exteriors/Interiors	1460		\$25,000	\$25,000	\$21,639	\$20,996		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Huntersquare			\$296,000	\$296,000	\$92,004	\$76,861		
Bobbitt VA 6-20	Fees & Costs / A&E Services	1430		\$15,000	\$15,000	\$69,089	\$28,690		
	Management Improvements	1408		\$0	\$0	\$1,500	\$0		
	Site Improvements	1450		\$25,000	\$25,000	\$0	\$0		
	Exteriors/Interiors	1460		\$0	\$0	\$16,459	\$16,459		
	Refrigerators	1465		\$36,000	\$36,000	\$0	\$0		
	Subtotal Bobbitt			\$76,000	\$76,000	\$87,048	\$45,149		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages				FFY of Grant: 2009				
PHA Name:		Grant Type and Number			VA36P00650109			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.:						
		Replacement Housing Factor Grant No.:						
		CFFP (Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Sykes VA 6-21	Fees & Costs / A&E Services	1430		\$12,000	\$12,000	\$57,007	\$56,482	
	Management Improvements	1408		\$0	\$0	\$1,500	\$0	
	Site Improvements	1450		\$26,000	\$26,000	\$0	\$0	
	Interiors	1460		\$265,584	\$265,584	\$0	\$0	
	Exteriors	1460		\$50,000	\$50,000	\$965	\$965	
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0	
	Subtotal Sykes			\$358,584	\$358,584	\$59,472	\$57,447	
N. Wellington VA 6-22								
Scattered Sites VA 6-24								
Franklin Arms VA 6-25	Management Improvements	1408		\$0	\$0	\$1,500	\$812	
Broadcreek VA6-26	Subtotal Franklin Arms			\$0	\$0	\$1,500	\$812	
Broadcreek VA6-27								
Broadcreek VA6-28								
Broadcreek VA6-29								

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2009				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFEP (Yes/No):			VA36P00650109				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Broadcreek VA6-30									
Broadcreek VA6-31									
Grandy Village Rev VA6-32	Fees & Costs / A&E Services	1430		\$80,000	\$80,000	\$131,374	\$131,374		
	Management Improvements	1408		\$0	\$0	\$9,941	\$6,880		
	Development Activities	1499		\$1,000,000	\$1,000,000	\$0	\$0		
	Subtotal Broadcreek			\$1,080,000	\$1,080,000	\$141,315	\$138,254		
Total Programmed Work				\$6,486,759	\$6,486,759	\$4,100,533	\$3,052,270		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: FFY of Grant: 2009						
Norfolk Redevelopment and Housing Authority						
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-2						
Tidewater Gardens	9/15/2011		9/15/2013			
VA 6-5						
Moton Circle	9/15/2011		9/15/2013			
VA 6-6						
Diggs Town	9/15/2011		9/15/2013			
VA 6-8						
Grandy Village	9/15/2011		9/15/2013			
VA 6-10						
Young Terrace	9/15/2011		9/15/2013			
VA 6-11						
Calvert Square	9/15/2011		9/15/2013			
VA 6-12						
Oakleaf Forest	9/15/2011		9/15/2013			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:						
Norfolk Redevelopment and Housing Authority						
FFY of Grant:					2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-18						
Partrea	9/15/2011		9/15/2013			
VA 6-19						
Huntersquare	9/15/2011		9/15/2013			
VA 6-20						
Bobbitt	9/15/2011		9/15/2013			
VA 6-21						
Sykes	9/15/2011		9/15/2013			
VA 6-22						
North Wellington	9/15/2011		9/15/2013			
VA 6-24						
Scattered Sites	9/15/2011		9/15/2013			
VA 6-25						
Franklin Arms	9/15/2011		9/15/2013			
VA 6-26						
Broadcreek	9/15/2011		9/15/2013			

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

FFY of Grant:


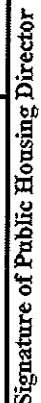
2009

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-27					
Broadcreek	9/15/2011		9/15/2013		
VA 6-28					
Broadcreek	9/15/2011		9/15/2013		
VA 6-29					
Broadcreek	9/15/2011		9/15/2013		
VA 6-30					
Broadcreek	9/15/2011		9/15/2013		
VA 6-31					
Broadcreek	9/15/2011		9/15/2013		
VA 6-32					
Grandy Village	9/15/2011		9/15/2013		
195					
HA Wide	9/15/2011		9/15/2013		

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2010
Norfolk Redevelopment and Housing Authority		VA36P00650110		FFY of Grant Approval:
Date of CFFP:				
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost
		Original	Revised	Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 20)	\$1,200,000	\$1,200,000	\$0
3	1408 Management Improvements	\$324,670	\$324,670	\$29,400
4	1410 Administration (may not exceed 10% of line 20)	\$647,696	\$647,696	\$323,848
5	1411 Audit	\$0	\$0	\$0
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$747,101	\$747,101	\$91,589
8	1440 Site Acquisition			
9	1450 Site Improvement	\$530,000	\$530,000	\$0
10	1460 Dwelling Structures	\$1,457,500	\$1,457,500	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$325,000	\$325,000	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0
13	1475 Non-dwelling Equipment			
14	1485 Demolition	\$1,195,000	\$1,195,000	\$1,583
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	\$50,000	\$50,000	\$0
17	1499 Development Activities	\$0	\$0	\$0
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	6,476,967	6,476,967	588,525
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	\$30,000		
23	Amount of line 20 Related to Security--Soft Costs	\$42,000		
24	Amount of line 20 Related to Security--Hard Costs			
25	Amount of line 20 Related to Energy Cons. Measures	\$162,500		
Signature of Executive Director		Signature of Public Housing Director		Date
				4/8/11

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2010				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):			VA36P00650110				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide	Operations	1406		\$1,200,000	\$1,200,000	\$0	\$0		
	Preventative Maintenance	1408		\$15,828	\$15,828	\$12,000	\$9,911		
	Section 3	1408		\$17,842	\$17,842	\$8,000	\$8,095		
	Security	1408		\$42,000	\$42,000	\$0	\$0		
	Learning Centers	1408		\$47,000	\$47,000	\$0	\$0		
	Staff Training	1408		\$10,000	\$10,000	\$0	\$0		
	Youth Services	1408		\$37,000	\$37,000	\$0	\$0		
	Fringe Benefits	1408		\$0	\$0	\$6,000	\$5,634		
	DP Software	1408		\$15,000	\$15,000	\$0	\$0		
	Resident Management	1408		\$40,000	\$40,000	\$0	\$0		
	Strategic Planning	1408		\$100,000	\$100,000	\$0	\$0		
	Audit	1411		\$0	\$0	\$0	\$0		
	Admin Cost	1410		\$647,696	\$647,696	\$323,848	\$269,873		
	Subtotal HA-Wide			\$2,172,366	\$2,172,366	\$349,848	\$293,513		

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2010				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36P00650110				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Tidewater VA 6-2	Fees & Costs / A&E Services	1430		\$121,000	\$121,000	\$29,374	\$10,028		
	Energy Imp./Elec Upgrade Study	1430		\$40,000	\$40,000	\$0	\$0		
	Staff Training	1408		\$0	\$0	\$567	\$567		
	Playgrounds	1450		\$40,000	\$40,000	\$0	\$0		
	Windows	1460		\$500,000	\$500,000	\$0	\$0		
	Interiors	1460		\$15,000	\$15,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Handrails/Stairs	1460		\$30,000	\$30,000	\$0	\$0		
	Subtotal Tidewater			\$756,000	\$756,000	\$29,941	\$10,595		
Moton VA6-5	Fees & Costs / A&E Services	1430		\$80,000	\$80,000	\$39,959	\$5,732		
	Interiors	1460		\$5,000	\$5,000	\$0	\$0		
	Exteriors	1460		\$5,000	\$5,000	\$0	\$0		
	Demolition	1485		\$1,195,000	\$1,195,000	\$1,583	\$1,583		
	Subtotal Moton			\$1,285,000	\$1,285,000	\$41,542	\$7,315		
Diggs VA 6-6	Fees & Costs / A&E Services	1430		\$35,000	\$35,000	\$4,400	\$3,229		
	Staff Training	1408		\$0	\$0	\$566	\$566		
	Door Hardware	1460		\$200,000	\$200,000	\$0	\$0		
	Interiors	1460		\$10,000	\$10,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Diggs			\$260,000	\$260,000	\$4,966	\$3,795		

Expires 4/30/2011

Part II: Supporting Pages						
PHA Name:		Grant Type and Number		FFY of Grant: 2010		
		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):		VA36P00650110		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
Grandy Village VA 6-8	Fees & Costs / A&E Services	1430		\$1,000	\$1,000	\$14,060
	Staff Training	1408		\$0	\$0	\$136
	Exteriors	1460		\$5,000	\$5,000	\$0
	Energy Improvements	1460		\$2,500	\$2,500	\$0
	Subtotal Grandy			\$8,500	\$8,500	\$14,196
Young VA 6-10	Fees & Costs / A&E Services	1430		\$43,000	\$43,000	\$2,458
	Relocation	1495		\$50,000	\$50,000	\$0
	Staff Training	1408		\$0	\$0	\$569
	Interiors	1460		\$15,000	\$15,000	\$0
	Exteriors	1460		\$10,000	\$10,000	\$0
	Energy Improvements	1460		\$5,000	\$5,000	\$0
	Refrigerators	1465		\$325,000	\$325,000	\$0
	Subtotal Young			\$448,000	\$448,000	\$3,027
Calvert VA 6-11	Fees & Costs / A&E Services	1430		\$25,000	\$25,000	\$4,669
	Staff Training	1408		\$0	\$0	\$566
	Playgrounds	1450		\$40,000	\$40,000	\$0
	Interiors	1460		\$10,000	\$10,000	\$0
	Exteriors	1460		\$10,000	\$10,000	\$0
	Energy Improvements	1460		\$5,000	\$5,000	\$0
	Subtotal Calvert			\$90,000	\$90,000	\$5,235

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2010				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFRP (Yes/No):			VA36P00650110				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Oakleaf VA 6-12	Fees & Costs / A&E Services	1430		\$25,000	\$25,000	\$2,700	\$2,047		
	Staff Training	1408		\$0	\$0	\$566	\$566		
	Playgrounds	1450		\$40,000	\$40,000	\$0	\$0		
	Interiors	1460		\$10,000	\$10,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Oakleaf			\$90,000	\$90,000	\$3,266	\$2,613		
Partrea VA 6-18	Fees & Costs / A&E Services	1430		\$140,000	\$140,000	\$6,464	\$5,657		
	Site Improvements	1450		\$200,000	\$200,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Subtotal Partrea			\$350,000	\$350,000	\$6,464	\$5,657		
Huntersquare VA 6-19	Fees & Costs / A&E Services	1430		\$10,000	\$10,000	\$10,073	\$8,752		
	Site Improvements	1450		\$10,000	\$10,000	\$0	\$0		
	Exteriors	1460		\$10,000	\$10,000	\$0	\$0		
	Energy Improvements	1460		\$5,000	\$5,000	\$0	\$0		
	Subtotal Huntersquare			\$35,000	\$35,000	\$10,073	\$8,752		
Bobbitt VA 6-20	Fees & Costs / A&E Services	1430		\$78,101	\$78,101	\$81,974	\$2,647		
	Site Improvements	1450		\$200,000	\$200,000	\$0	\$0		
	Subtotal Bobbitt			\$278,101	\$278,101	\$81,974	\$2,647		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2010				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):			VA36P00650110				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Broadcreek VA6-28									
Broadcreek VA6-29									
Broadcreek VA6-30									
Broadcreek VA6-31									
Grandy Village Rev VA6-32	Fees & Costs / A&E Services Staff Training Exteriors Energy Improvements Subtotal Broadcreek	1430 1408 1460 1460		\$2,500 \$0 \$15,000 <u>\$5,000</u> \$22,500	\$2,500 \$0 \$15,000 <u>\$5,000</u> \$22,500	\$21,500 \$430 <u>\$0</u> \$21,930	\$21,198 \$430 <u>\$0</u> \$21,628		
Total Programmed Work				\$6,476,967	\$6,476,967	\$588,525	\$390,085		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

FFY of Grant:

2010

All Funds Expended
(Quarter Ending Date)All Funds Obligated
(Quarter Ending Date)

Development Number	Name/PHA-Wide Activities
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Tidewater Gardens

Moton Circle

Diads Town

Grandv Village

Young Terrace

Calvert Square

Oakleaf Forest

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:						
Norfolk Redevelopment and Housing Authority						
FFY of Grant:					2010	
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-18						
Partrea	9/15/2011		9/15/2013			
VA 6-19						
Huntersquare	9/15/2011		9/15/2013			
VA 6-20						
Bobbitt	9/15/2011		9/15/2013			
VA 6-21						
Sykes	9/15/2011		9/15/2013			
VA 6-22						
North Wellington	9/15/2011		9/15/2013			
VA 6-24						
Scattered Sites	9/15/2011		9/15/2013			
VA 6-25						
Franklin Arms	9/15/2011		9/15/2013			
VA 6-26						
Broadcreek	9/15/2011		9/15/2013			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

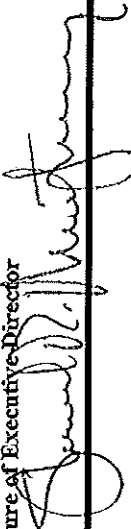

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name:		FFY of Grant:				
Norfolk Redevelopment and Housing Authority		2010				
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-27						
Broadcreek	9/15/2011		9/15/2013			
VA 6-28						
Broadcreek	9/15/2011		9/15/2013			
VA 6-29						
Broadcreek	9/15/2011		9/15/2013			
VA 6-30						
Broadcreek	9/15/2011		9/15/2013			
VA 6-31						
Broadcreek	9/15/2011		9/15/2013			
VA 6-32						
Grandy Village	9/15/2011		9/15/2013			
195						
HA Wide	9/15/2011		9/15/2013			

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2009
Norfolk Redevelopment and Housing Authority		VA36S006S01-09		FFY of Grant Approval:
Date of CFFP:				
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated
				Total Actual Cost
1	Total non-CFFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 20)			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 20)	\$919,364	\$919,364	\$869,445
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$491,986	\$491,986	\$370,144
8	1440 Site Acquisition			
9	1450 Site Improvement	\$3,256,430	\$3,256,430	\$2,137,446
10	1460 Dwelling Structures	\$4,520,864	\$4,520,864	\$2,272,415
11	1465.1 Dwelling Equipment--Nonexpendable			
12	1470 Non-dwelling Structures	\$0	\$0	\$0
13	1475 Non-dwelling Equipment			
14	1485 Demolition	\$5,000	\$5,000	\$5,000
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities/Reserves			
18a	1501 Collateralization or Debt Service paid by PHA			
	9000 Collateralization or Debt Service paid Via System of Direct Payment			
18b	1502 Contingency (may not exceed 8% of line 20)			
19	Amount of Annual Grant: (sum of lines 2 - 19)	9,193,644	\$9,193,644	\$5,203,190
20	Amount of line 20 Related to LBP Activities			
21	Amount of line 20 Related to Section 504 Activities	\$1,877,422	\$1,877,422	\$622,930
22	Amount of line 20 Related to Security--Soft Costs			
23	Amount of line 20 Related to Security--Hard Costs			
24	Amount of line 20 Related to Energy Cons. Measures			
25	Amount of line 20 Related to Energy Cons. Measures	\$730,919	\$730,919	\$652,333
Signature of Executive Director		Signature of Public Housing Director		Date
				4.8.11

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			2009				
		VA36S006501-09							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide	Administration	1410		\$919,364 \$919,364	\$919,364 \$919,364	\$869,445 \$869,445	\$418,185 \$418,185		
VA 6-10 Young Terrace	A&E Services 504 Compliance	1430 1460		\$182,676 \$1,694,746 \$1,877,422	\$182,676 \$1,694,746 \$1,877,422	\$182,676 \$1,694,746 \$1,877,422	\$104,382 \$518,548 \$622,930		
VA 6-11 Calvert Square	A&E Services New Windows New Storm Doors	1430 1460 1460		\$47,250 \$514,231 \$169,438 \$730,919	\$47,250 \$514,231 \$169,438 \$730,919	\$47,250 \$514,231 \$169,438 \$730,919	\$31,981 \$499,110 \$121,242 \$652,333		
VA 6-12 Oakleaf Forest	Site Work Demolition	1450 1485		\$2,676,630 \$5,000 \$2,681,630	\$2,676,630 \$5,000 \$2,681,630	\$2,676,630 \$5,000 \$2,681,630	\$1,785,806 \$5,000 \$1,790,806		
	Subtotal Calvert Square								
	Subtotal Young Terrace								
	Subtotal HA-Wide								
	Subtotal Oakleaf Forest								

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant:				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			2009				
		CFFP (Yes/No):							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
VA 6-18 Partrea	A&E Services Interiors	1430		\$87,354	\$87,354	\$87,354	\$77,927		
		1460		\$825,823	\$825,823	\$787,965	\$339,295		
				\$913,177	\$913,177	\$875,319	\$417,222		
VA 6-19 Hunter Square	A&E Services Site Improvements Interiors	1430		\$87,353	\$87,353	\$87,353	\$77,927		
		1450		\$579,800	\$579,800	\$579,800	\$351,640		
		1460		\$715,813	\$715,813	\$804,599	\$539,994		
				\$1,382,966	\$1,382,966	\$1,471,752	\$969,561		
VA 6-20 Bobbitt	A&E Services Interiors	1430		\$87,353	\$87,353	\$87,353	\$77,927		
		1460		\$600,813	\$600,813	\$599,804	\$254,226		
				\$688,166	\$688,166	\$687,157	\$332,153		
				\$9,193,644	\$9,193,644	\$9,193,644	\$5,203,190		
	Total Programmed Work								

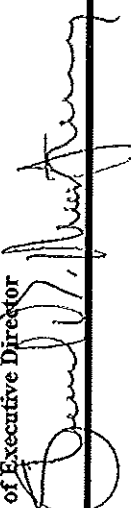
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Norfolk Redevelopment and Housing Authority					FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA 6-10						
Young Terrace	3/17/2010		3/17/2012			
VA 6-11						
Caivert Square	3/17/2010		3/17/2012			
VA 6-12						
Oakleaf Forest	3/17/2010		3/17/2012			
VA 6-18						
Partrea	3/17/2010		3/17/2012			
VA 6-19						
Hunter Square	3/17/2010		3/17/2012			
VA 6-20						
Bobbitt	3/17/2010		3/17/2012			
195						
HA Wide	3/17/2010		3/17/2012			

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2006
Norfolk Redevelopment and Housing Authority		VAS6R00650106		FFY of Grant Approval:
Date of CFFP:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated
		Total Actual Cost		Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 20)			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 20)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment--Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities	\$245,963		
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$245,963		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security--Soft Costs			
24	Amount of line 20 Related to Security--Hard Costs			
25	Amount of line 20 Related to Energy Cons. Measures			
Signature of Executive Director 		Signature of Public Housing Director 		Date 4.8.11
				Date

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2006				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36R00650106				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Moton VA 6-5	Replacement Housing	1499		\$245,963					
	Subtotal Moton			\$245,963					
	Total Programmed Work			\$245,963					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:		2007	
Norfolk Redevelopment and Housing Authority		VA36R00650107		FFY of Grant Approval:	
Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$389,203			
18a	1501 Collateralization or Debt Service paid by PHA				
	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18b	1502 Contingency (may not exceed 8% of line 20)				
19	Amount of Annual Grant: (sum of lines 2 - 19)	\$389,203			
20	Amount of line 20 Related to LBP Activities				
21	Amount of line 20 Related to Section 504 Activities				
22	Amount of line 20 Related to Security--Soft Costs				
23	Amount of line 20 Related to Security--Hard Costs				
24	Amount of line 20 Related to Energy Cons. Measures				
25	Amount of line 20 Related to Energy Cons. Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		4.3.11	

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Norfolk Redevelopment and Housing Authority				Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):				FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Moton VA 6-5	Replacement Housing	1499		\$389,203					
	Subtotal Moton			\$389,203					
	Total Programmed Work			\$389,203					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

FFY of Grant:

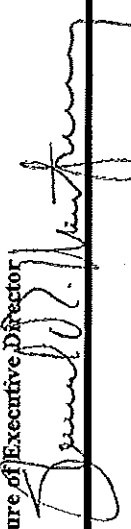
2007

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2008
Norfolk Redevelopment and Housing Authority		VA36R00650108		FFY of Grant Approval:
Date of CFFP:				
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised	Total Actual Cost
		Original	Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 20)			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 20)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment--Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities	\$806,557		
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$806,557		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security--Soft Costs			
24	Amount of line 20 Related to Security--Hard Costs			
25	Amount of line 20 Related to Energy Cons. Measures			
Signature of Executive Director		Date	Signature of Public Housing Director	Date
		4.8.11		

Expires 4/30/2011

Part II: Supporting Pages						
PHA Name:		Grant Type and Number		FFY of Grant: 2008		
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):		VA36R00650108		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised Funds Obligated Funds Expended	
Moton VA 6-5	Replacement Housing	1499		\$806,557		
	Subtotal Moton			\$806,557		
	Total Programmed Work			\$806,557		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

SAFETY

FFY of Grant:

Классификация

2008

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary			
PHA Name:		Grant Type and Number	
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: Date of CFFP:	
		VA36R00650109	
		FFY of Grant: 2009 FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
		Obligated	Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 20)		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 20)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment--Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities	\$795,277	
18a	1501 Collateralization or Debt Service paid by PHA		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$795,277	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security--Soft Costs		
24	Amount of line 20 Related to Security--Hard Costs		
25	Amount of line 20 Related to Energy Cons. Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
4.8.11			

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2009				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36R00650109				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Grandy Va 6-8	Replacement Housing	1499		\$795,277					
	Subtotal Grandy			\$795,277					
	Total Programmed Work			\$795,277					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

FFY of Grant:


2009

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.: VA36R00650209		2009
Norfolk Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:
Date of CFFP:				
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated
				Total Actual Cost
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 20)			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 20)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment--Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities	\$348,748		
18a	1501 Collateralization or Debt Service paid by PHA			
	9000 Collateralization or Debt Service paid Via System of Direct Payment			
18b	1502 Contingency (may not exceed 8% of line 20)			
19	Amount of Annual Grant: (sum of lines 2 - 19)	\$348,748		
20	Amount of line 20 Related to LBP Activities			
21	Amount of line 20 Related to Section 504 Activities			
22	Amount of line 20 Related to Security--Soft Costs			
23	Amount of line 20 Related to Security--Hard Costs			
24	Amount of line 20 Related to Energy Cons. Measures			
25				
Signature of Executive Director		Date	Signature of Public Housing Director	
		4-8-11		
Date		Date		

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2009				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFPP (Yes/No):			VA36R00650209				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Grandy Va 6-8	Replacement Housing	1499		\$348,748					
	Subtotal Grandy			\$348,748					
	Total Programmed Work			\$348,748					

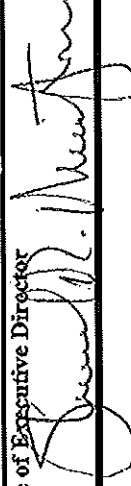
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part III: Implementation Schedule for Capital Fund Financing Program

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No.:		2010
Norfolk Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:
		Date of CFFP:		
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost
		Original	Revised	Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 20)			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 20)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment-Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities	\$522,231		
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$522,231		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security-Soft Costs			
24	Amount of line 20 Related to Security-Hard Costs			
25	Amount of line 20 Related to Energy Cons. Measures			
Signature of Executive Director		Signature of Public Housing Director		Date
				4.8.11

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2010				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: CFFP (Yes/No):			VA36R00650110				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
VA6-5	Replacement Housing	1499		\$261,115					
	Subtotal Moton			\$261,115					
VA6-8	Replacement Housing	1499		\$261,116					
	Subtotal Grandy			\$261,116					
	Total Programmed Work			\$522,231					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program

FFY of Grant:

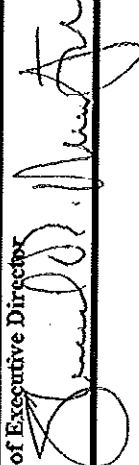

2010

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary					
PHA Name:		Grant Type and Number			
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: Date of CFFP:			
Type of Grant		FFY of Grant: FFY of Grant Approval:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
1	Total non-CFFP Funds				Expended
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	\$364,217			
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$364,217			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security--Soft Costs				
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Cons. Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				4.8.11	

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			FFY of Grant: 2010				
Norfolk Redevelopment and Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:			VA36R00650210				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Original	Revised		Funds Obligated	Funds Expended	
VA6-5	Replacement Housing Subtotal Moton	1499		\$182,108					
VA6-8	Replacement Housing Subtotal Grandy	1499		\$182,108					
	Total Programmed Work			\$182,109					
				\$364,217					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

[illegible]



2011-2012 Proposed Flat Rent Schedule

The Quality Housing and Work Reform Act of 1998 as mandated by the Department of Housing and Urban Development (HUD) requires that all public housing agencies to review and update flat rents annually. Flat rents are based on the actual market value in the private rental market as determined by Norfolk Redevelopment and Housing Authority (NRHA). Flat rents have increased by 1 percent. The new flat rents will be phased in effective July 1, 2011, coinciding with annual recertifications.

The new proposed flat rents based on the 2010 Area Median Income (AMI) are:

FAMILY COMMUNITIES, 39 PERCENT AMI: Tidewater Gardens, Moton Circle, Diggs Town, Grandy Village (non-revitalized units), Young Terrace, and Calvert Square

Bedroom Size	Flat Rent
One Bedroom	\$499.00
Two Bedrooms	\$598.00
Three Bedrooms	\$692.00
Four Bedrooms	\$771.00
Five Bedrooms	\$851.00

***FAMILY COMMUNITY, 43 PERCENT AMI: Oakleaf Forest**

Bedroom Size	Gross Flat Rent
One Bedroom	\$550.00
Two Bedrooms	\$660.00
Three Bedrooms	\$762.00
Four Bedrooms	\$850.00
Five Bedrooms	\$938.00
Six Bedrooms	\$1,026.00
Seven Bedrooms	\$1,114.00

FAMILY COMMUNITY, 43 PERCENT AMI: Grandy Village

Bedroom Size	Gross Flat Rent
One Bedroom	\$550.00
Two Bedrooms	\$660.00
Three Bedrooms	\$762.00
Four Bedrooms	\$850.00

MIDRISES, 50 PERCENT AMI: Partrea, Hunter Square, Bobbitt, and Sykes

Bedroom Size	Flat Rent
One Bedroom	\$640.00
Two Bedrooms	\$767.00

LEASE CHANGES

*** MIDRISES, 50 PERCENT AMI: Franklin Arms**

Bedroom Size	Gross Flat Rent
One Bedroom	\$640.00
Two Bedrooms	\$767.00

****SCATTERED-SITES, 60 PERCENT AMI**

Bedroom Size	Gross Flat Rent
Three Bedrooms	\$1,064.00
Four Bedrooms	\$1,187.00

****SINGLE FAMILY HOMES, 60 PERCENT AMI**

Bedroom Size	Gross Flat Rent
Three Bedrooms	\$1,064.00

GRANDY VILLAGE (22 NEW UNITS), 53 PERCENT AMI

Bedroom Size	Gross Flat Rent
Two Bedrooms	\$813.00
Three Bedrooms	\$940.00

***Residents are responsible for payment of their electric utility. The utility allowance is deducted from the gross flat rent to determine the flat rent amount.**

****Residents are responsible for payment of their electric and or gas and water utilities. The utility allowance is deducted from the gross flat rent to determine the flat rent amount.**

*****A utility allowance study is currently underway. Results will be finalized in March 2011 and deducted from the gross flat rent to determine the flat rent amount.**



NRHA 2011 Resident Advisory Board

1. Tanterrian Taylor - Bobbitt
2. Atara McGill – Calvert Square
3. Clarence Cole – Calvert Square
4. Doris Pannell – Calvert Square
5. Roxanne Leao – Calvert Square
6. Sandra Melvin – Calvert Square
7. Wilma Haizlip – Calvert Square
8. Olivia Caban – Diggs Town
9. Connie Green – Franklin Arms
10. Gloria Joyner – Franklin Arms
11. Star Williams – Franklin Arms
12. Daryl Logan – Grandy Village
13. Shirley Martin – Grandy Village
14. Stacy Logan – Grandy Village
15. Shelby McClamy – Housing Choice Voucher (HCV)
16. Shirley Braswell – Housing Choice Voucher (HCV)
17. Deborah Ross – Tidewater Gardens
18. Ursula Banks – Tidewater Gardens

April 5, 2010

To Whom It May Concern:

The Resident Advisory Board (RAB) wishes to add our final comments and recommendations for the Norfolk Redevelopment and Housing Authority's (NRHA) draft 2011 Annual Plan. The draft 2011 Annual Plan was provided to us for review and discussion. NRHA staff gave extensive presentations to us on the various components of the plan. In addition, members reviewed the comments received and those presented at the public hearing. The RAB's comments to the recommendations received are below:

Disabilities Commission (Comments received are attached.)

The RAB agrees that as NRHA creates additional housing opportunities, whether new or renovated, to make them accessible, adaptable and use "universal design" standards and to explore co-housing options.

Independence Center (Comments received are attached.)

The RAB agrees that NRHA provide affordable housing for the disabled, even exceeding the required 5% as needed. The RAB recommends that new housing design be large enough to accommodate those in wheelchairs. However, the RAB disagrees with NRHA setting a local preference for institutionalized individuals who want to transition to the community and using resources to provide home modifications to private housing.

Independence Center Workshop (Comments received are attached.)

The RAB agrees with the comments made at the workshop. The RAB agrees that bathrooms should be retrofitted to accommodate the needs of disabled.

Grandy Village Community Meeting (Comments received are attached.)

The RAB agrees that the SAFE T elements should be replaced as soon as possible. While the gravel company has nothing to do with NRHA, the RAB does recommend that NRHA work with the City of Norfolk and the Company to do something about the dust.

Bobbitt Midrise Community Meeting (Comments received are attached.)

The RAB agrees that something has to be done with the roaches to eliminate them.

Public Hearing Comments (Comments received are attached.)

The RAB had no feedback on many of the comments made by the speakers as they were not related to the plan. However, they did endorse the following comments:

- Shirley Braswell – direct deposit excess utility checks.
- Stacy Logan –replace SAFE T elements on stove.

Overall, the RAB is in agreement with the goals and objectives of the draft 2011 Annual Plan. The RAB also recommends that NRHA put in the annual plan to paint units every 3-5 years; remove SAFE T elements from ranges in Grandy Village; provide residents

with direct deposit for excess utility payments; provide residents with options for paying rent; and improve communication between staff and residents.

Respectfully submitted by the NRHA 2011 Resident Advisory Board,

Tanterrian Taylor, Bobbitt
Atara McGill, Calvert Square
Clarence Cole, Calvert Square
Doris Pannell, Calvert Square*
Roxanne Leao, Calvert Square
Sandra Melvin, Calvert Square
Wilma Haizlip, Calvert Square*
Olivia Caban, Diggs Town
Connie Green, Franklin Arms
Gloria Joyner, Franklin Arms
Star Williams, Franklin Arms
Daryl Logan, Grandy Village
Shirley Martin, Grandy Village
Stacey Logan, Grandy Village
Shelby McClamy, Housing Choice Voucher
Shirley Braswell, Housing Choice Voucher
Deborah Ross, Tidewater Gardens*
Ursula Banks, Tidewater Gardens

* These RAB members were not present at the final meeting.



Comments Received on the Norfolk Redevelopment Housing Authority's FY2011 Annual Plan

SOURCE	COMMENTS	RESPONSE
Resident Advisory Board Meeting 4/5/2011	Direct deposit checks for excess utility payments.	Staff is currently pursuing this option. Projected date for completion is December 2011.
	Ability to make rent payments using a credit card/debit card, and or the ability to pay rent other than by mail.	Staff is still exploring this option.
	Remove SAFE T elements in Grandy Village.	NRHA will review grant requirements associated with the "Safe T" elements. Once the required time period has expired, NRHA will remove and replace the elements.
	Recommend painting units every 3 – 5 years.	In the past, NRHA painted units in the midrise apartments within a 5 year timeframe. However, due to funding shortages, the painting schedule has been delayed. However, residents are provided paint at no charge upon request.
	Improve communication between staff and residents.	NRHA utilizes various forms of communication methods to reach out to residents. NRHA publishes newsletters in each community, maintains a website, attends monthly community meetings, etc. Staff will speak with various members of the community to find out specifics so that communication concerns can be addressed.
Independence Center (Note these comments were also made at the public hearing held March 23, 2011.)	<p>We would like to submit the following data concerning persons with disabilities to help NRHA assess the affordable housing needs. According to the Centers for Medicare and Medicaid Services (CMS), there are 307 nursing home residents in Norfolk who indicated a preference to return to the community. According to 2009 HUD CHAS data, in Norfolk, there are 1,365 extremely low income (ELI) renters with a mobility or self-care limitation who have a housing problem and 530 very low income (VLI) with a housing problem. While this data shows affordable housing needs, the type of disability indicates the need for accessible housing as well. The 2009 ACS show an estimated 2,193 Norfolk residents living below the poverty level with an ambulatory difficulty, comprising 6% of the total population living below the poverty level (36,351). ACS data shows that there are 1,769 Norfolk residents living below the poverty level with a sensory disability, which comprises nearly 5% of the total population living below the poverty level.</p>	Data on the disabled population applying for NRHA'S affordable housing program is included in the Annual Plan.

SOURCE

Independence Center
cont.

COMMENTS

Many people with disabilities prefer housing that is integrated. We recommend affordable, accessible housing development that is within integrated housing rather than in buildings that target only people with disabilities.

Among the housing units planned in mixed income developments, we recommend that the 504 accessible units be prioritized to people with disabilities in order to maximize the use of available accessible units by individuals who need these features.

We appreciate that NRHA is working to incorporate universal design features in new housing developments; this effort will further fair housing and increase options for accessible housing.

We recommend that NRHA increase the minimum required 5% accessible units to meet the demand from the disability community and include features such as roll-in showers and 5 foot turning diameters in bathrooms and kitchens.

As NRHA is seeking to use LIHTC funds, these funds have incentives for developers to incorporate universal design.

As NRHA seeks to develop senior housing, we recommend that NRHA expand on affordable housing that would benefit ELI non-seniors with disabilities as well.

In the housing needs chart, we hope that NRHA will consider to include data for families with disabilities. HUD CHAS information includes data on people with mobility and self-care limitations who have housing needs. This data will help to account for the extent of need for accessible housing of ELI and VLI persons with mobility impairments.

To promote community living options for people unnecessarily placed in nursing homes and in other institutional settings, we recommend that NRHA establish a preference for transitioning individuals. Establishing this preference will allow NRHA to set aside new and existing vouchers for people waiting to transition in need of affordable housing.

In affirmatively marketing Section 8 and assisted housing opportunities, we recommend that NRHA include nursing homes and other institutional settings such as intermediate care facilities when sending out public notices to non-profit agencies. Individuals with disabilities in these settings are less likely to be informed of available affordable housing opportunities.

RESPONSE

NRHA will continue to develop mixed income communities to include affordable accessible housing. In addition, all housing developments will include accessible housing.

NRHA will continue to offer accessible units to people with disabilities. In addition, residents not in need of accessible housing are required to sign a statement requiring them to move once a person with disabilities has been identified.

NRHA will incorporate universal design in future public housing development as feasible and pass this recommendation on to the Development division.

NRHA is committed to providing accessible housing for people with disabilities. In addition, reasonable accommodations/modifications are made upon request.

NRHA will explore incentives to incorporate universal design in future LIHTC applications.

Housing opportunities will include housing for extremely low income non-seniors with disabilities.

Housing needs chart in the plan taken from City of Norfolk's Comprehensive Plan.

NRHA will continue to seek special purpose vouchers, specifically for people with disabilities. However, because the need for affordable housing is great, no additional preferences will be given for people waiting to transition from institutional settings.

NRHA currently sends notices to those recommended in addition to a variety of other organizations/institutions. It is also publicized in the local newspapers and on our website.

SOURCE	COMMENTS	RESPONSE
<p>Independence Center cont.</p>	<p>We also recommend that notices are sent to MFP transition coordinators and case managers who are assisting transitioning individuals. We hope that this language can be included in the Agency Plan as well as the Administrative Plan concerning outreach and affirmative marketing.</p> <p>We appreciate that NRHA plans to implement the voucher homeownership program. This will assist families with disabilities on a fixed income, who would not otherwise be able to become home owners, to have the opportunity to do so.</p> <p>Because there are limited options for available accessible units among Section 8 participating landlords, additional assistance is needed for many Housing Choice Voucher recipients. While there is limited grant assistance available to renters, most individuals are only able to modify the entrance, unable to make modifications to the bathrooms and/or kitchens as well. Therefore, many individuals with disabilities because of their extremely low incomes are unable to have full enjoyment and use of their housing. To ensure that recipients with disabilities can have full benefit of the Section 8 program in accessing safe housing, we hope that NRHA will consider seeking funds to meet this need.</p>	<p>NRHA will continue to send notices of housing availability to various organizations/institutions. Request made to Independence Center to provide NRHA with a list of the individuals referenced. They will be included in next mailing.</p> <p>NRHA will continue to develop plans to implement the voucher homeownership program.</p> <p>NRHA will pursue funding opportunities to provide modifications and encourage landlords to make modifications to units as needed.</p>
<p>Independence Center Housing Workshop</p>	<p>Some attendees liked the idea of having non-smoking communities.</p> <p>Make new communities visitable.</p> <p>New housing developed to include universal design.</p> <p>Accessible units are too small for wheelchair maneuverability.</p> <p>Not adverse to having a building for disabled if it means more housing for the disabled, particularly for those being deinstitutionalized.</p> <p>When there is only one bathroom would rather have a shower that you can roll in.</p> <p>Suggest retrofitting bathrooms in current housing stock.</p> <p>Make halls 44" and doors 36" a standard of design.</p> <p>Also want housing for the disabled to be integrated.</p>	<p>Non-smoking communities will be explored further in FY2011-12.</p> <p>NRHA agrees with this recommendation.</p> <p>This recommendation is included in the plan.</p> <p>NRHA will review unit design for wheelchair maneuverability in future developments.</p> <p>NRHA will not develop buildings specifically for disabled. Units will be integrated in community.</p> <p>NRHA will review unit design of bathrooms in future developments.</p> <p>NRHA will make modifications to units as requested and or feasible.</p> <p>NRHA will include in design standards for future developments. Housing for the disabled will be integrated in housing developments.</p>

SOURCE	COMMENTS	RESPONSE
<p>Endependence Center Housing Workshop</p>	<p>Would like to see NRHA exceed the minimum accessible housing requirement by HUD particularly in new communities.</p>	<p>NRHA is committed to providing housing for the disabled. Will develop accessible housing based on need noted in on waitlists and housing data.</p>
<p>Mayor's Commission for Person with Disabilities *Note comments are underlines</p>	<p>Goal 1: Increase the availability of decent, safe, <u>accessible</u> and <u>affordable</u> housing.</p> <ul style="list-style-type: none"> • Seek partnerships with entities to further the goal of creating additional affordable, <u>accessible</u> housing opportunities. • Work closely with other entities, including City of Norfolk departments, to create incentives to expand the supply of affordable, <u>accessible</u> housing. • Explore, develop, and if feasible acquire affordable, <u>accessible</u> housing in locations throughout Norfolk to decrease densities of low-income persons and to promote mixed-income communities. <p>Goal 2: Improve the quality of assisted housing.</p> <ul style="list-style-type: none"> • Renovate or modernize public housing units in Oakleaf Forest, Grandy Village, and Diggs Town communities creating as many <u>accessible</u> units as possible. <u>using universal design concepts in the renovations to accommodate adaptability.</u> • Continue participation in the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community, <u>using the concepts of livable communities and Universal Design in the planning.</u> <p>Goal 3: Increase assisted housing choices.</p> <ul style="list-style-type: none"> • <u>Use incentives to create accessible housing and including Universal Design.</u> • Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods. <u>Educate property management to include and create livable community concepts for socialization. encourage UD in retrofiting properties.</u> • Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income. <u>Research feasibility of options in housing such as co-housing, shared housing.</u> <p>Goal 5: Promote self-sufficiency and asset development of families and individuals.</p> <ul style="list-style-type: none"> • Research and partner with City, State and Government programs to train residents and HCV clients for <u>self-sufficiency, employment, parenting, life living skills, peer mediation.</u> 	<p>Accessible units will be developed in all NRHA renovation/redevelopment projects.</p> <p>Accessible units will be developed in all future NRHA renovation/redevelopment projects.</p> <p>NRHA will continue to work with the City of Norfolk to redevelop St. Paul's Quadrant.</p> <p>NRHA will explore and develop housing using universal design standards as feasible. Housing Reinvention, the department primarily responsible for redevelopment in public housing, has received training on livable communities and universal design.</p> <p>NRHA will include co-housing and shared housing as options in research.</p> <p>NRHA currently partners with various entities to train residents and HCV clients for self-sufficiency, employment, parenting, etc.</p>

SOURCE	COMMENTS	RESPONSE
<p>Mayor's Commission for Person with Disabilities cont.</p> <p>Note comments made are underlined.</p>	<p>Goal 7: Improve energy efficiency in public housing. Educate public housing residents on energy conservation and recycling methods.</p> <p>Annual Plan</p> <p>Goal 1: Increase the availability of decent, safe and affordable, using Universal Design concepts for adaptability and accessibility.</p> <ul style="list-style-type: none"> Continue to develop the Grandy Village public housing site to prepare for the new construction of both public housing units and affordable, accessible housing units. Leverage private and/or other public funds to support the development of additional affordable, accessible housing in NRHA-owned public housing communities, such as Grandy Village and Partrea Apartments. Financing measures may include LIHTC equity, RHF funds, or debt financing. Leverage private and/or other public funds to support the development of additional affordable, accessible housing on NRHA-owned property, such as Oakmont North. Financing measures may include LIHTC equity, RHF funds, or debt financing. <p>Goal 3: Increase assisted housing choices.</p> <ul style="list-style-type: none"> Continue demolition of the Moton Circle public housing community in preparation for the development of new affordable, accessible public housing units. Implement a leadership development and training program to understand Universal Design concepts in planning new units and public spaces; in retrofitting units and public spaces; to understand the difference between adaptable and accessible design; to achieve the most flexible design for all tenants and owners without spending additional funding unless required; to achieve the most aesthetically appealing units while allowing future additional of needed assistive technology such as grab bars, electric door openers, etc. <p>Goal 4: Improve community quality of life and economic vitality. Explore the feasibility of co-housing programs.</p>	<p>NRHA will explore recycling program and include recycling education in energy conservation.</p> <p>Accessible units will be developed in all NRHA renovation/redevelopment projects.</p> <p>NRHA will explore this recommendation further in FY2011-12.</p> <p>NRHA will explore the feasibility of co-housing programs.</p> <p>NRHA will review grant requirements associated with the "Safe T" elements. Once the required time period has expired, NRHA will remove and replace the elements.</p> <p>NRHA will research this recommendation further and work with the company.</p> <p>NRHA will work with City to replace street signs.</p>
<p>Grandy Village Community Meeting</p>	<p>Replace the "Safe T" elements on the stove. They do not get hot and or maintain temperature for cooking, especially frying and boiling. Some residents have purchased special pans/pots for cooking.</p> <p>Work with the Gravel company to: establish separate entrance/exit for trucks; ensure they routinely spray the work area to keep down the dust; establish working hours, not late at night.</p> <p>Replace street signs for Wiley/Kimball Circle.</p>	

SOURCE	COMMENTS	RESPONSE
Grandy Village Community Meeting cont.	Speed bumps needed in community. Have lot of people who speed throughout community and it is not safe especially for the kids.	NRHA will work with City to address speed bumps and the Police to enforce speed limit.
Bobbitt Midrise Community Meeting	<p>Some attendees expressed concern over establishing non smoking facilities. Would like to have a climate controlled and safe place to smoke. Believe it is illegal or unconstitutional, and one person said she would be happy to have non smoking building because the smoke bothers her.</p> <p>Roaches are a big problem. Some have them worse than others but it is a problem in the building.</p>	<p>Non-smoking communities will be explored further in FY2011-12.</p> <p>NRHA established a committee consisting of residents and staff to develop plan to address pest eradication. The plan will be implemented in FY2011 and reevaluated in 2012 for effectiveness.</p>
RAB Recommendations Made Prior to Development of Plan 11-16-2010	<p>Bugs (roaches) are a concern in units.</p> <p>Look into providing or securing Renters Group Insurance for residents, which should be cheaper than individual rates.</p> <p>Provide residents with financial counseling/training, particularly to prepare for homeownership or private rental.</p> <p>Provide handicap accessible units in all communities, to include TMC offices. (Calvert Square)</p> <p>Explore developing a decal controlled parking program.</p>	<p>NRHA has established a plan to address this concern.</p> <p>Group renters insurance was explored and found not available because of insurance industry requirements.</p> <p>NRHA currently provides financial counseling/training for public housing and HCV participants.</p> <p>NRHA currently looking at accessible housing needs in Calvert Square.</p> <p>NRHA will explore this recommendation further in FY2011-12. There is decal controlled parking in Tidewater Gardens and Broad Creek communities.</p>
	<p>Replace stoves that have special elements, the stoves temperatures do not get very hot.</p> <p>Do not buy refrigerators similar to those currently provided. They don't work properly, have a lot of repairs.</p> <p>Hire residents to assist with contracts in communities.</p> <p>Explore Dominion Virginia Power charges.</p>	<p>NRHA will review grant requirements associated with the "Safe T" elements. Once the required time period has expired, NRHA will remove and replace the elements.</p> <p>NRHA will review purchase of refrigerators that are efficient to maintain.</p> <p>NRHA will hire eligible residents when feasible through Workforce Development and Section 3 Contractors.</p> <p>NRHA staff reviewed Dominion Virginia Power charges and found them to be normal.</p>

SOURCE	COMMENTS	RESPONSE
<p>RAB Recommendations Made Prior to Development of Plan 11-16-2010 cont.</p>	<p>Address street and yard flooding issues in communities.</p> <p>As developing a smoking policy include smoking area, smoking cessation program, and address safety in the area for smokers.</p> <p>Franklin Arms have problems with satellite reception, telephone reception, would like screen doors for porches and repairs to porch floors.</p> <p>Carpet in Bobbitt is an issue, particularly for wheelchairs.</p> <p>Assist residents with paying for excess utilities.</p> <p>Replace tile in communities.</p> <p>Replace locks in Tidewater.</p> <p>Paint units throughout communities and or make available paint.</p>	<p>NRHA will continue to work with the City of Norfolk to address flooding issues.</p> <p>NRHA has made contact with agencies that offer smoking cessation programs. However, a non-smoking policy has not been developed. It will be researched further.</p> <p>Staff will research satellite and telephone reception further to address immediately.</p> <p>NRHA will not allow permanent screen doors. We believe it to aesthetically unappealing.</p> <p>Staff will research and address immediately.</p> <p>NRHA is unable to assist resident with excess utility expenses.</p> <p>NRHA staff will research and make repairs as needed.</p> <p>Some locks were replaced in 2010 and the remainder will be replaced in 2011.</p> <p>Paint is made available upon request by residents at no charge. NRHA also participated in a volunteer Program where some elderly/disabled units were painted at no charge to the resident.</p> <p>Meetings have been held with residents to discuss plan development. Resident leadership has been included in the planning meetings. The discussion of 618 units to be demolished has been made known to all residents.</p> <p>Ms. Askew is on the list to be transferred to a non-handicap unit once a non handicap unit becomes available in Bobbitt. The issue of mold in the water was investigated and found not to be true.</p> <p>Staff will continue researching this idea.</p>
<p>Public Hearing Speakers:</p>	<p>Deborah Ross</p> <p>Make sure residents are aware of planned activities for Tidewater Gardens.</p>	<p>Ms. Askew is on the list to be transferred to a non-handicap unit once a non handicap unit becomes available in Bobbitt. The issue of mold in the water was investigated and found not to be true.</p>
<p>Mildred Askew</p>	<p>Requested to be moved to a non-handicap unit. And said there is molding in the water.</p>	<p>Ms. Askew is on the list to be transferred to a non-handicap unit once a non handicap unit becomes available in Bobbitt. The issue of mold in the water was investigated and found not to be true.</p>
<p>Shirley Braswell</p>	<p>Requested that excess utility checks be direct deposited in the accounts of HCV participants.</p>	<p>Staff will continue researching this idea.</p>
<p>Bill Groom</p>	<p>Expressed concerns over St. Paul's Quadrant. Stated he was happy to hear that NRHA received a Choice Neighborhood grant and asked if social type services would be provided to residents.</p>	<p>Social type services will be provided to residents based on a comprehensive assessment of needs. However, the grant received is for planning, not specific services.</p>

SOURCE	COMMENTS	RESPONSE
Public Hearing Speakers cont.:		
Stacey Logan	Expressed concern on Safe T elements being used. A petition was provided where signatures of other Grandy residents support this recommendation.	NRHA will review grant requirements associated with the "Safe T" elements. Once the required time period has expired, NRHA will remove and replace the elements.
Tanterrian Taylor	Stated washing machines do not provide enough water for agitation and cleaning clothes properly. Also said that she could not have her unit exterminated due to respiratory problems.	Staff will meet with vendor to investigate washing machine concerns. The Extermination committee along with research has determined that droppings from bugs cause more irritation than the chemical itself. Further, the odor will dissipate within three hours which should not pose a problem.
Phillip Gillete	Expressed concern re: Choice Neighborhood Grant. Wanted to know how planning will take place and hopes that planning will move forward soon. Also said he had not seen the grant posted on our website.	More details will be forthcoming. The Grant has been placed on the NRHA's website.
Olivia Caban	Asked about NRHA building new housing for those near elderly (50+). Also stated a non- smoking policy would be very difficult to enforce.	NRHA will continue to develop mixed income, mixed family housing. Unfortunately housing for near elderly is defined as 55+. NRHA is continuing research on non-smoking policy.
Vantoria Clay, Independence Center	Comments shared at the public hearing were also provided in writing. They are listed above.	
Beverly Johnson	Believe it would be very difficult for elderly to stop smoking. Also stated units would need to be fumigated for non-smokers.	NRHA is continuing research on non-smoking policy.

SOURCE	COMMENTS	RESPONSE
<p>Resident Forum November 13, 2010 The Client Services Department shared in both sessions all services, programs, and trainings available to public housing residents and HCV clients through on- site Case Managers and Self-Sufficiency staff. The feedback and responses are noted.</p>	<p>Residents and HCV clients would like to see computer classes provided for elderly/disabled residents and HCV participants.</p> <p>Residents were interested in seeing Health Coordinators through our Health Initiative Program available in the Tenant Management Corporation Offices (TMC).</p> <p>Residents were interested in re-establishing an old program that they felt would bring resiliency to the community for single mothers. The program was a "Women's Support Group".</p> <p>Residents suggested we incorporate a partnership with our Elderly and Youth to discuss life issues that encourages and builds basic life skill principles and foundations.</p> <p>Residents questioned if they could visit other communities for workshops and services.</p> <p>Residents questioned if transportation could be provided for all residents to go to work and college.</p>	<p>Client Services has currently arranged through a computer training contract classes for elderly/disabled residents and utilizing the transportation services in Workforce Development (WFD) to transport them to the training site. HCV participants interested in enrolling in the on-site classes are welcomed.</p> <p>Client Services is soliciting for Community Health Workers and the TMCs are welcome to participate in this effort. Community Health Workers must be trained through WFD and placed throughout the communities accordingly.</p> <p>The Client Services supports this idea as well as the on-site Case Managers. We will be instrumental in making this possible and provide the necessary support needed to the residents. This is something Client Services, the Case Managers, and the residents will have to coordinate.</p> <p>Client Services and the Case Managers will support this effort by whatever means necessary.</p> <p>Yes they can.</p> <p>Transportation is a temporary solution and is utilized for a length of time allowing the resident to become established financially and sustain himself with reliable transportation. Preference is given to residents enrolled in the Workforce Development program. Transportation to college is a case-by-case basis.</p>

SOURCE	COMMENTS	RESPONSE
<p>CAPITAL FUND SESSIONS: David Heim reviewed the scope and cost of physical improvements being made in our housing communities. He also reviewed the physical needs assessment and the strategic planning effort currently underway.</p>	<p>Will the move-in criteria in Broad Creek be the same for Moton Circle when it is rebuilt.</p> <p>Does NRHA have any units that are rent to own. Answer: David said that NRHA has 17 scattered site units that are rent to own and NRHA is interested in selling these units.</p> <p>Has NRHA sold parts of Grandy Village to someone else?</p>	<p>The move-in criteria are different for each community and the residents of each community help set those criteria.</p> <p>NRHA has 17 scattered site units that are rent to own and NRHA is interested in selling these units.</p>
	<p>Do something about the flooding on Campostella on the Oakleaf side because sometimes the children have to cross over to the Diggs Town side, then walk down to the school, then cross back over.</p>	<p>It was explained that some areas of Grandy Village had been included in a tax credit deal and that as such those areas have been conveyed to the tax credit partnership, not to a private developer.</p> <p>Remove the little traffic circle/island at Kimball and Wiley in Grandy Village be removed.</p>
	<p>Build a community center in Oakleaf.</p>	<p>Will continue to work with the City of Norfolk to address the flooding issue.</p>
	<p>Buy better refrigerators when you provide replacements.</p>	<p>NRHA will explore feasibility of building a center in the community.</p>
	<p>Do something to address the flooding in Tidewater on the path to school so the children can walk to school easier.</p>	<p>Will continue to look for best buys and review repair history on various appliances.</p>
	<p>Replace the gas stoves in Diggs Town with electric ones? There are a lot of wasted maintenance calls because people report they smell gas and then it just turns out they didn't turn their burner completely off.</p>	<p>Will continue to work with the City of Norfolk to address the flooding issue.</p>
	<p>Remove the safety devices placed on the stoves in Grandy. They make it so the stove does not get hot enough to cook anything.</p>	<p>Will continue to look for best buys for efficiency and consumer friendly operation.</p>
		<p>NRHA will review grant requirements associated with the "Safe T" elements. Once the required time period has expired, NRHA will remove and replace the elements.</p>

SOURCE	COMMENTS	RESPONSE
<p><u>PROPERTY MANAGEMENT SESSIONS:</u> No Smoking Policy discussion</p> <ul style="list-style-type: none"> a. Already to restrictive b. Home only place to relax c. Cause problems being out in the community to smoke <p>ACOP Reviewed</p>	<p>Provide recycling bins in the public housing neighborhoods.</p> <p>Comments provided regarding non smoking facilities: Second-hand smoke, Damage to neighboring units due to fire, Access to Cessation Programs, already too restrictive, home only place to relax and may cause problem being out in the community to smoke.</p> <p>Other issues raised were parking, standing water and porches (Franklin Arms)</p>	<p>Will research further to determine feasibility.</p> <p>Attendees were told that a survey will be mailed and encouraged everyone to participate.</p> <p>Staff will investigate the other issues raised.</p>

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V I R G I N I A :

NORFOLK REDEVELOPMENT HOUSING AUTHORITY

P U B L I C H E A R I N G

SUMMARY OF DRAFT ANNUAL PLAN

ORIGINAL

Ruffner Middle School
610 May Avenue
Norfolk, Virginia

March 23, 2010

1 APPEARANCES:

2
3 BOARD:

4 W. SHEPPARD MILLER, III, CHAIRMAN

5 L. ROBERT LAYTON, VICE CHAIRMAN

6 ROBERT J. SOBLE, COMMISSIONER

7 HATTIE ANDERSON, COMMISSIONER

8 BARBARA HAMM-LEE, COMMISSIONER

9 TREVOR ROBINSON, COMMISSIONER

10
11 SHURL R. MONTGOMERY, EXECUTIVE DIRECTOR

12
13
14 PRESENTER: PHYLLIS ARMISTEAD

(Public Hearing Commenced at 6:40 p.m.)

MR. MILLER: Good evening. We're having problems with our mic for the fourth year in the row. That's why I get to talk loud. First, I'd like to say I'm Shep Miller. I'm the chairman of the Board of Commissioners for the Norfolk Redevelopment Authority. I'm glad you're all here tonight. It's a whole lot nicer -- bigger crowd, I guess I should say. It's a little bit bigger crowd than we've had in the last year or so. We wished more people came to give us feedback, so thanks a lot.

I do apologize. We're starting a few minutes late. We had a longer board meeting, and then we had to eat a quick dinner before coming in here. So I apologize, particularly because it's hot in here. It's been hot in the other room too. We'll conduct this meeting as swiftly as you-all determine based on your comments and get out of here when you're ready for us to leave.

First, I'd like to introduce the Commissioners that are joining me tonight. We have a full board save one member who is out of town on business, and he sends his regrets and apologizes for

1 not being able to be here. All of our members are
2 engaged. They're busy in terms of knowing about NRHA
3 and being involved in it, and they provide good
4 oversight.

5 Since we don't have a mic tonight up
6 here, I'll introduce the folks for you because it's
7 easier to hear me. On your far right is Ms. Hattie
8 Anderson. Ms. Anderson has been on the Board for a
9 number of years. She's a TMC president. And Ms.
10 Anderson is one of our longer serving members. And I
11 always sort of pretend like I'm kidding, but I'm
12 serious. Ms. Anderson is one of those people like
13 Merrill Lynch -- they don't talk a lot; but when they
14 talk, you listen. That's Ms. Anderson.

15 Mr. Soble is next. We put him between
16 Ms. Anderson and Ms. Hamm-Lee so they can keep him
17 straight. He has a habit of getting out of control.
18 He's a good fellow commissioner. He's grown up and
19 spent his life in Norfolk. He served on the
20 redevelopment authority previously, and now he's been
21 on the Board for a number of years.

22 Ms. Hamm-Lee is a relatively new
23 member, has been very engaged, got involved. She's a
24 WHRO development lady and all around WHRO supporter
25 and fan. She does a lot on air. She will be on

1 April 7th -- no. April 3rd she will be at the Wells
2 Theater for discussion, a community discussion, after
3 the showing of the play, Radio Golf.

4 Radio Golf talks to a subject that's
5 sort of near and dear to all of our hearts, which is
6 how money gets flowed into communities for
7 redevelopment and so forth and so on. It shows how
8 that works and what sort of problems there are, from
9 this author's point of view anyway. She'll be
10 hosting a community discussion after that, free to
11 the public, about 4:30 at the Wells Theater downtown.
12 So she invites and we invite you to become part of
13 that discussion. And we'll, hopefully, get it taped.
14 I'm not going to be able to be there, but I'd like to
15 hear it as well.

16 Next in line we have Mr. Robinson. He
17 came on about the same time as Ms. Hamm-Lee, been
18 here now about six months. Mr. Robinson is an
19 attorney in town. His father, that you're probably
20 aware of as well, is an attorney in town as well as a
21 legislator that represented the City for a number of
22 years. And so he brings a lot of brain power and
23 perspective. He's also a guy that's very thoughtful,
24 so we're glad to have him on the Board as well.

25 Mr. Robert Layton has been on the

1 Board now almost 12 years. Mr. Layton has been an
2 activist, community activist, in the City now for
3 many years. He served on the planning commission for
4 six years. He's sort of our numbers guy and detailed
5 guy. He's a very capable guy, has a lot of
6 institutional knowledge about the City and helps us
7 in lots of ways. But we do rely on him for a lot of
8 detail and a lot of sort of that insightful stuff.
9 So he asks lots of questions. He's the one that made
10 the meeting go longer. So if you're hot, blame it on
11 him.

12 We have an outstanding board. We
13 serve you all. We're here appointed by the City
14 Council, but we're here to serve the citizens. So
15 you're our bosses, and we're here to do good work for
16 you; and we hope we're doing a good job.

17 The purpose of this public hearing
18 tonight is to hear comments from a number of folks --
19 public housing residents which we represent, Housing
20 Choice Voucher participants, better known as
21 Section 8, and just the general public. Anybody that
22 wants to come, particularly citizens of Norfolk, are
23 here to feed back to us about this annual plan and
24 about housing.

25 This plan was made available for the

1 45-day review period. That was from March 5th to
2 today -- excuse me, February 5th to today. And we
3 posted that at TMC offices, at the management
4 offices, on our NRHA website, at homeless shelters,
5 et cetera. We also had a series of meetings that we
6 held with our resident advisory board members where
7 the plan was reviewed extensively, and we got lots of
8 comments and so forth.

9 At this time I'd like to recognize and
10 ask those who are here from the various resident
11 advisory boards to stand so we can recognize you as
12 being here being helpful to us tonight.

13 (Applause.)

14 MR. MILLER: The remainder of the
15 program will basically do two things: We'll have a
16 presentation by Phyllis Armistead on the annual plan,
17 a PowerPoint presentation. And after that
18 presentation we'll open a public hearing. A public
19 hearing gives you an opportunity to come and speak
20 and give us your thoughts and comments and so forth.
21 It's not a question and answer session, but it is
22 here to hear from you.

23 And what we'll do after we hear from
24 you, we'll go back and massage that, work with it,
25 ask the staff to follow up on some stuff. They'll

1 come back to us. They'll recommend we make changes
2 or not. And ultimately, we'll consider a plan to be
3 approved. And we do that on our April 8th or 7th
4 meeting. So we've got a couple of weeks as a board
5 to sort of do some more due diligence and sort of
6 talk amongst ourselves, get information and see if
7 we're going to make any changes to our plan.

8 With that, I'll ask Ms. Armistead --
9 and I also want to introduce Shurl Montgomery.
10 Please stand up. Shurl is our president and CEO. He
11 runs the Housing Authority on a day-to-day basis.
12 There's about 300 people that work there. It's
13 a hundred million dollar agency. It does a lot of
14 good work, not only on the housing side, but also on
15 the redevelopment side. Shurl has 30-some years with
16 the City culminating as assistant city manager. And
17 he's been with us now seven years and has been a
18 great leader, and we're glad to have him.

19 Ms. Armistead.

20 MS. ARMISTEAD: Good evening. I, too,
21 would like to say thank you for coming out tonight
22 because, as I say to the resident advisory board
23 members every meeting, you didn't have to. I know
24 there are some other things you could have thought to
25 do and would like to do. So thank you so much for

1 coming out tonight.

2 What I want to do is give a general
3 overview of the annual plan because it's a thick
4 document and there's a lot of stuff in there. So you
5 may not have had the opportunity to review it, so I
6 want to kind of give you an overview of it and
7 highlight some issues for you. All right. The
8 highlight will include the purpose, the goals and
9 objectives, our mixed finance initiatives, other plan
10 components and the review process.

11 I've kind of said this so many times
12 that you-all could probably repeat it with me. But
13 this is a HUD requirement. We're required by --
14 excuse me, I'll get it right -- HUD, Department of
15 Housing and Urban Development, to provide an annual
16 plan. The annual plan basically outlines our
17 activities for public housing, as well as the Housing
18 Choice Voucher program for the next fiscal year. And
19 our fiscal year begins July 1 and ends June 30. So
20 the plan that's on review now is for July 1, 2011,
21 through June 30, 2012.

22 And what we do is we cover a variety
23 of strategies that we hope to implement that will
24 help us to meet our mission. We want to increase
25 affordable housing, so a lot of the strategies in

1 there address increasing affordable housing. We also
2 want to -- again, like I said, this is for public
3 housing, the Housing Choice Voucher program.

4 Goal one is to increase the
5 availability of decent, safe and affordable housing,
6 and that's on Page 4 of the annual plan. You have
7 this PowerPoint presentation that we gave as well so
8 you can follow along.

9 Then we have goal two, to improve the
10 quality of assisted housing. By that we mean
11 leveraging -- improving the housing we currently
12 have. We want to leverage some resources so we can
13 continue our modernization program at Oakleaf. Also,
14 you know we're working in Grandy Village. We have
15 some other things we want to do to improve our
16 housing dealing with the pests that we have and
17 continuing our customer service training.

18 We want to increase our assisted
19 housing choices. You know we relocated out of Moton
20 Circle. We do have plans to demolish Moton Circle in
21 preparation for new development. And then we also
22 apply for additional rental and special purpose
23 vouchers as they're made available through HUD, and
24 providing accessible housing in all of our
25 developments, any new developments for certain.

1 We also want to improve the community
2 and quality of life and economic vitality. And we
3 will do that by implementing some public housing
4 security improvements, and also prioritizing the
5 services that we know that we can continue to
6 provide. We have an endowment that we would like to
7 use to expand to provide services for our youth, help
8 fund the services for our youth with some of our
9 supportive services programs.

10 Then you see goal five. We want to
11 promote self-sufficiency and asset development of our
12 families and individuals. We want to increase the
13 number of working families in our communities.
14 That's our workforce development component. We also
15 want to maintain our agreements with various human
16 service agencies because, one thing, we cannot do it
17 all by ourselves. We have to partner with other
18 agencies and businesses to accomplish our goals.

19 We're also looking at sort of a tax
20 exempt arm of the Authority. That's a part of the
21 Authority, but separate from the Authority. This
22 would enable us to go out after different types of
23 funds. We also want to ensure equal opportunity in
24 housing for all Americans. By that specifically,
25 what we're going to do -- we're in the process of

1 developing a transition plan, and that is
2 specifically for those who are disabled. And then we
3 also want to improve our energy efficiencies in
4 public housing, try to promote some standards that
5 promote energy efficiency and sustainability for all
6 of our projects, our new especially. We're looking
7 at implementing an energy performance contract and
8 then educating residents on energy conservation
9 methods.

10 Some of the mixed financing mission is
11 in the plan. You will see that Grandy is in there on
12 the pages that are outlined. We have our demolition
13 and redevelopment of Moton Circle. We also have
14 Oakleaf Forest renovation included in this plan and
15 the Diggs Town renovation. We also have a discussion
16 of the St. Paul's Quadrant study and Tidewater
17 Gardens. And then our mixed finance initiatives,
18 we'd just like to emphasize that it does allow us to
19 require working households. And we're all trying to
20 move in that direction for those who are able.

21 And then flat rents -- flat rents are
22 something that we're required to do by HUD. I would
23 like to emphasize that residents will still pay no
24 more than 30 percent of their adjusted family income.
25 The flat rents are really advantageous for those who

1 have higher incomes because the flat rent is usually
2 lower than that 30 percent when we do the
3 calculation. What we do is we use the area median
4 income table provided by HUD. We're always a year
5 behind. So we're currently using the 2010 because
6 2011 has not been released yet.

7 And the flat rents usually increase by
8 one percent. We're looking at getting up to 40
9 percent. Right now we're at 38 percent, so next year
10 we'll be at 39 percent. And the flat rents in the
11 Midrises, they have been held at 50 percent of the
12 area median income. That's Franklin Arms, a tax
13 credit community. And they are at 50 percent
14 offering the same type of amenities. So we hold
15 those communities at the same flat rent schedule.
16 And then the scattered site units will not exceed the
17 60 percent of the area median income. And all the
18 new flat rents will be phased in July 1 coinciding
19 with re-exams.

20 Other changes that we anticipate
21 making -- the possibility of implementing a
22 non-smoking policy inside our public housing units.
23 We're not there yet. We have issued a survey to
24 residents, so it's very important that you provide
25 feedback. I don't think that will be implemented

1 this year. It will probably be next year, but we
2 really want to emphasize to you to please provide
3 feedback on those surveys so we know how you feel
4 about that possibility.

5 Other changes I'll just mention --
6 update the flat rent policy, also update utility
7 allowances annually. This is another requirement by
8 HUD. We have to include our new area median income
9 limits, which will be the 2010. And we update our
10 charge catalogue for the public housing program. The
11 up-change to the charge catalogue is primarily for
12 specialized maintenance, not for site maintenance.

13 Specialized maintenance when we're
14 looking at the charges, we're looking at things
15 beyond normal wear and tear -- I'd like to also
16 emphasize. We're updating our grievance procedures
17 for both low income public housing and choice voucher
18 programs, and then also how we handle resident claims
19 for damages.

20 There are no changes being anticipated
21 to the administrative plan for the Housing Choice
22 Voucher program. Any policy changes for Housing
23 Choice Voucher come from HUD, so normally those come
24 down as a mandate as something that we have to do.
25 But the only procedural changes we may make we know

1 are in the -- what is it -- the grievance procedures.

2 And other things -- the plan
3 components are the things in the plan, housing needs
4 data, the accomplishments from last year's plan,
5 housing programs. We have a projected revenue and
6 expenditure sheet in the plan and our five-year
7 capital fund plan and resident comments.

8 So this is kind of where we are. We
9 started off recruiting residents to serve on the
10 resident advisory board. And again, I think those
11 residents who have served are serving diligently. We
12 did that in the beginning, and then in November we
13 started publicizing those goals that we've
14 accomplished. We have a resident forum November the
15 13th, and we started having our series of meetings
16 with the resident advisory board.

17 Then we developed a draft in January
18 and put it out for review in February. And now we're
19 culminating -- we're at the end, near the end. We're
20 at March 23rd for the public hearing. And after
21 that, as the Chair said, we will review the comments
22 provided by the residents and citizens here tonight,
23 in addition to the comments provided by the resident
24 advisory board and others. And we will meet with
25 staff and make some changes, massage the plan, and

1 then present it to the Board either April 7th or 8th
2 whenever the board meeting is rescheduled. And then
3 we hope to submit it to HUD by April the 15th. Once
4 the plan has been submitted to HUD, we will provide
5 everyone, as requested, with a copy of the final
6 plan. That's a brief overview.

7 MR. MILLER: Thank you, Ms. Armistead.
8 Before you-all came in we asked those who want to
9 speak to sign up to speak so I can call you. I will
10 ask when I'm done with this list of folks if there's
11 anyone else who wants to speak. We prefer you to
12 sign up so we can get your name and so forth.

13 And the basic format is: I'll call
14 your name, come up, repeat your name and give us your
15 full address. And then you've got three minutes or
16 so to speak with us, give us your thoughts or
17 concerns or whatever it may be. If you ramble on for
18 like ten minutes, I'll tell you your three minutes is
19 up. I'm not clocking you. I don't have a bell or
20 whistle or anything, so I'll sort of try to be
21 reasonable, make sure everybody has a chance to be
22 heard.

23 As I indicated before, it's not a
24 question-and-answer period. What we will do is we
25 will provide staff here and afterwards and later to

1 try to answer questions that you may have or get back
2 to you with things that you've raised. And that's
3 one of the reasons it's important to us to give us
4 your name and address.

5 So with that, I'll open the public
6 hearing, public comment portion of the public
7 hearing. And right off the bat I'm having trouble
8 reading some writing, so I apologize. I'll do the
9 best I can. Is there a Mr. or Mrs. Rod or Rand?
10 They live at 934 Charlotte. Come on down, Mrs. Ross.
11 Good afternoon.

12 MS. ROSS: I'm going to be a doctor.

13 MR. MILLER: I love it. You write
14 better than my doctor. I apologize for my poor
15 reading skills.

16 MS. ROSS: Good afternoon. One of my
17 concerns was you-all are doing a great job in
18 Tidewater. I got another call from another resident
19 reading the paper concerning the money you-all got
20 for the grant. When they read the paper -- and they
21 were talking about turning down the units. And a lot
22 of the residents got upset because they didn't read
23 the whole part. And they asked me tonight to come
24 before you and make sure it wasn't happening any time
25 soon.

1 It was the Surrogate [sic] paper for
2 the Tidewater Gardens on the top page and most of the
3 next part. So next time you should notice us what's
4 going on before you put it in the paper, the St.
5 Paul's Quadrant.

6 MR. MILLER: We'll get the staff to
7 talk to you about that. That's a planning grant.

8 MS. ROSS: I know the planning grant.
9 But our residents when they saw the paper, the only
10 thing they read in the paper is the turn down of the
11 units. So I wanted to make sure that nothing hadn't
12 changed. That's why I'm here tonight.

13 MR. MILLER: I'll have staff get back
14 to you afterwards. Don't believe everything you read
15 in the newspaper. Can you give us your full name and
16 address?

17 MS. ROSS: Deborah Ross.

18 MR. MILLER: Thank you, Ms. Ross.

19 Next I have Ms. Mildred M. Askew,
20 Poplar Hall Drive.

21 MS. ASKEW: Good evening. My name is
22 Mildred Askew, and I live on Poplar Hall Drive, 5920.
23 I moved and live in Midrise as an emergency because
24 on the street, they were killing them. When people
25 move in and out or they die, I have asked to be taken

1 out of a handicapped apartment and put into a regular
2 one. And it's been a problem. And the thing about
3 it, they say, 'Why don't you go somewhere else?' I
4 lived in all the communities downtown. I like where
5 I'm at.

6 And then I have a problem with the
7 water, molding and all this in the apartment and
8 everything, and been given a fan to dry the water up.
9 And that's it. So when I speak of zoning, I'm saying
10 when these apartments become available, why can't
11 they put the handicapped in it and give me a regular
12 apartment? Thank you.

13 MR. MILLER: We'll have some staff
14 follow up with you, Ms. Askew.

15 Next I have Ms. Shirley N. Braswell.
16 And following Ms. Braswell will be Robin Powell. So
17 if Robin wants to sort of make his way up this way --
18 state your name and your address, please.

19 MS. BRASWELL: Yes, sir. Good
20 evening, panel. My name is Shirley N. Braswell. And
21 my address is 134 H-O-U-G-H Avenue, Norfolk,
22 Virginia. And my comment is on "other" and is about
23 the excess utility check for HCV. I would like to
24 know will you-all consider making them checks direct
25 deposit for Bank of America because right now my

1 account is in a negative because you don't have
2 direct deposit. And if you don't have it, they take
3 \$5 from my account. And right now it's a negative.
4 I don't have \$5 to give Bank of America or no bank.
5 Thank you.

6 MR. MILLER: We'll follow up with you,
7 Ms. Braswell. Mr. Powell. After that it's Bill
8 Groom on Commonwealth Parkway. Mr. Powell.

9 MR. POWELL: Rodney Powell, Tidewater
10 Gardens, 309 Tower Drive. In the light of the recent
11 funds the City has obtained for services planned in
12 the St. Paul's Quadrant, how all these acquisitions
13 affect the Tidewater community should be in the
14 five-year plan.

15 MR. MILLER: We'll follow up with you
16 on that. And then Stacey Logan after Mr. Groom.

17 MR. GROOM: My name is Bill Groom. I
18 live at 114 Commonwealth Parkway, Unit 8226, Norfolk,
19 Virginia 23505. I'm a member of the Norfolk Housing
20 Task Force of Norfolk Hampton Roads. And there are a
21 few other members here, if they'd like to stand up.
22 But I'm not speaking for Hampton Roads. I'm speaking
23 for myself.

24 I've been largely interested in the
25 development of St. Paul's Quadrant, largely Tidewater

1 Gardens. And most of the focus has been on the
2 physical development, capital development, of that
3 project. Unfortunately, the City does not currently
4 have enough funding to contribute to the development
5 of the project to speed it up. I saw the
6 announcement of the Choice Neighborhoods capital
7 grant in the newspapers on the 19th. And at that
8 time it indicated that the first round of
9 implementation in terms of, oh, human services -- is
10 the best description -- was a possibility.

11 I went to the Commissioners' meeting
12 earlier today, and I may be wrong, but I kind of
13 gathered that it was more connected with the planning
14 process than any current implementation of human
15 services. Whether I'm wrong or whether I'm right, I
16 would like to emphasize that Tidewater Gardens needs
17 some type of improvement -- and I think it's critical
18 -- in human services having to do with health,
19 safety, financial counseling and social counseling by
20 social workers.

21 And that's my main point. And I want
22 to emphasize that I think this should be covered by
23 the plan and by the manner of the implementation of
24 that plan. Thank you very much, and I thank you for
25 doing what you're doing.

1 MR. MILLER: Let me just say one thing
2 before Ms. Logan speaks. I should shut my mouth, but
3 I don't always do that. We've been talking -- first
4 started talking about Tidewater Gardens in this room
5 about three, four years ago when a lady asked what's
6 going to happen to Tidewater Gardens. It's right
7 next to downtown. It's sort of a well-positioned,
8 valuable piece of property. And there was no plan at
9 that time.

10 And really, what this grant is all
11 about -- it's a \$250,000 grant, which is a lot of
12 money, but not a lot of money in the big picture of
13 redeveloping an area like St. Paul's Quadrant. And
14 it's a planning grant. What it does is allows us to
15 do a little bit more planning in terms of
16 redeveloping the whole quadrant at some point.

17 We all know if we read the paper or
18 turn on the television, that the government of the
19 United States is out of money. We all know if we
20 read the newspaper or turn on the television that the
21 City of Norfolk is fiscally stressed. They don't
22 have a lot of money either. We all know that each of
23 us is probably fiscally stressed, and we don't want
24 to give any more money.

25 So this implementation of whatever we

1 decide with citizen input and council approval and so
2 forth, whatever we try to do with Tidewater Gardens
3 is not going to happen this year, not going to happen
4 next year. And I don't think any of us sitting in
5 this room can tell you when it's going to happen.

6 But you don't start your planning when
7 you're ready to do something. You start your
8 planning ahead of time so you make sure you got it
9 right. Everybody gets their piece of the input, you
10 massage it and work on it and try to come up with the
11 best plan. And then you implement it when you have
12 the money.

13 So when we got this money, we knew
14 people would be excited. Some people fearful; some
15 excited, happy. The reality is it gives us more work
16 so that when we do something ultimately to transform
17 St. Paul's Quadrant, we can do it better and quicker
18 than we could otherwise do it. That's really what
19 this grant is about.

20 What it does do, and I think the good
21 news is -- not only does it allow us to do more
22 planning, it moves us a little further down the road,
23 but it is a show of confidence. There are a lot of
24 people that apply for these grants across the
25 country. Very few got them. 17 got them in the

1 whole country. So it showed that the Federal
2 Government was confident that, one, we had a need;
3 and two, that we had an opportunity and a housing
4 authority that they had faith and trust in and sort
5 of raised them up a level. So it put us in a better
6 position that when they do have money, when they
7 decide to give some money to make some real changes,
8 that we're in that elite group that they've already
9 said is well-positioned to do something.

10 So we feel good about it. We
11 celebrate it. We're excited about it, but it doesn't
12 allow us to kick the ball but so far down the court
13 -- just a little bit, but every little bit helps. So
14 if that's what this is all about, if you're excited
15 for redevelopment in Tidewater, it's going to be
16 awhile. If you're not excited about redevelopment in
17 Tidewater, it's going to be awhile.

18 So that's the best I can tell you.
19 And that's the scenario. If that helps any of
20 you-all, so be it. Our staff will be here after the
21 presentation and any time you want to talk about it.
22 And they'll basically tell you the same thing.
23 That's where we are. So we'll just help you with
24 that.

25 Ms. Logan, I'm sorry to take your

1 time. You've got three minutes or four minutes or
2 five minutes to talk. Your name and address, please.

3 MS. LOGAN: My name is Stacey Logan.
4 I'm a resident of the Grandy Village community. My
5 address is 656 Wylie Drive. I also serve as the TMC
6 president, vice president of the NRO, and a member of
7 an RAB board.

8 I'm here tonight in support of some of
9 the residents and on behalf of myself towards our
10 concerns about and to ask for the removal of the
11 safety element that was installed on our electric
12 stoves in November, I believe, of 2010. The safety
13 element is a four-plate device that is installed on
14 top of the burners of our electric stoves. From our
15 understanding the purpose of the safety element is to
16 help prevent fires caused by cooking, and also to be
17 energy efficient.

18 However, some of our residents do feel
19 that it's not consumer friendly for the following
20 reasons: Because the device is designed to cool down
21 after it reaches a certain temperature during the
22 cooking process, we are no longer able to prepare
23 food the way we are accustomed to. And we should be
24 able to control the temperature of our cooking, but
25 we cannot. We can't do that. And high heat is

1 necessary for certain meals to be prepared. With
2 that plate cooling down, that brings down the
3 temperature of our meals.

4 Due to the new stove tops, the TMC has
5 also suffered a loss when it came to fund raising.
6 We wanted to prepare meals to earn money or whatever,
7 but it didn't come off right because the temperatures
8 dropped, and it changed the textures of the food we
9 were used to serving.

10 I found that some of our residents
11 have gone out and purchased other cooking appliances
12 like hot plates, deep fryers and things like that so
13 they don't have to use the stove top. And because
14 they're doing that, that's not energy efficient. And
15 because it takes more time to cook when we're using
16 these safety elements, that's not energy efficient.
17 So we feel like part of that is defeating the
18 purpose.

19 And when the safety elements were
20 installed, we already had in place the stove top fire
21 stop automatic fire extinguishers. I submitted a
22 picture so you-all can see what it is. And those
23 extinguishers are the extinguishers that are used in
24 the rest of the communities. And they're considered
25 safer in other communities, and we think they're

1 considered safe for our community also. And they
2 have not been removed from our stove top units as of
3 yet. They just started removing them.

4 So we're just asking that you consider
5 removing -- having the safety elements removed from
6 our stoves and consider that -- we ask that it be
7 considered for inclusion in the interior budget for
8 granting in the year 2012.

9 MR. MILLER: Thank you, ma'am. We
10 understand, and we'll have our staff follow up and
11 report to the board on that as well.

12 Next I have a Terry Taylor, and after
13 that Philip Gillette.

14 MS. TAYLOR: Good evening. My name is
15 Tanterrian Taylor. My address is 5920 Poplar Hall
16 Drive. That is at the Midrises, Apartment E-304.

17 My concern is the washers that we have
18 in the units. They are not actually putting out
19 enough water for one load. My towels Monday, some of
20 them, the water never even touched my towels in
21 there. We also ask for you to put at least one top
22 loader in each -- on the third floor, as well as the
23 second floor, and keep one front loader for those who
24 are in a chair and cannot get up and get the clothes
25 out properly.

1 The other thing they have down there
2 is about this spraying that I'm told -- regardless if
3 we have a respiratory problem, your apartment will
4 still be sprayed. Well, let me tell you about my
5 problem -- I'm born with an upper respiratory
6 problem. I have to use a CPAP machine. And if you
7 ever know anything about a CPAP machine, it sucks in
8 the air in the room. So if anything is left in there
9 when they spray, it's going to get into my lungs.
10 And that's not a good thing at all.

11 The other thing is -- I don't know
12 when I got asthma. I wasn't born with it, but over
13 the years somehow I developed asthma. So spraying my
14 apartment is a very bad thing when you have to use a
15 CPAP machine. And my inhaler was left home tonight,
16 and with this perfume and cologne in here, it's
17 killing me.

18 MR. MILLER: Thank you. We'll look
19 into that. Mr. Gillette is next, then Olivia
20 Command.

21 MR. GILLETTE: Good evening,
22 Commissioners. My name is Philip Gillette. I live
23 at 1205 Westover Avenue, Apartment A-5 in Norfolk,
24 Virginia. I am a member of the Norfolk Housing Task
25 Force over at Norfolk Hampton Roads. And like my

1 colleague, Bill Groom, I'm speaking for myself
2 tonight. But my interest and knowledge about
3 Tidewater Gardens, public housing and the work of the
4 NRHA directly grows out of my organizational
5 affiliation.

6 I'm going to mention two or three
7 things tonight only, mostly having to do with
8 Tidewater Gardens and the larger area of St. Paul's
9 Quadrant. First of all, I think that the staff of
10 the NRHA should be congratulated on their recent
11 success in getting the neighborhood choice planning
12 grant, which we read about in the newspaper Saturday.

13 But if I could say -- and I know this
14 has already been brought up -- there's a lot of
15 misunderstanding and there's ambiguity in the story.
16 There are all kinds of questions that need to be
17 answered. And this is not just for me. It's for all
18 of the residents and all of the citizens of Norfolk
19 who, you know, fund the NRHA and all of the
20 activities in this area.

21 So I'll just mention one thing that
22 just occurred to me. It's a planning grant, we are
23 told. But what is the process by which the plan will
24 be developed? Will it be top down, or will it
25 involve the people who are the residents or the

1 stakeholders who live near or in this quadrant area?
2 For example, I know it's awfully early. I'm
3 impatient. I've heard Mr. Miller say, "Don't worry,
4 it's going to happen soon." But on the other hand,
5 my life is short. I'm not going to live that many
6 more years. Probably this will not be done while I'm
7 still on this earth. On the other hand, we want to
8 do our best while we can.

9 I want to say -- I'm going to segue
10 just briefly. One other planning process that I'm
11 familiar with is that for St. Paul's Quadrant. Now,
12 that has been conducted in the first place by the
13 Norfolk City Planning and Neighborhood Development
14 Department, the City planners. And I know that's
15 different from NRHA. On the other hand, there are
16 many good things about the process. Our group, for
17 example, attended all of the public meetings of their
18 advisory committee and have been giving our input to
19 them.

20 On the other hand, I do have a
21 criticism. We have been told that the plan, the
22 vision, would be transformed into a plan and then
23 brought back to the community, the stakeholders, the
24 NRHA and so forth. And we'd have a chance to look at
25 it and, again, have our input. And I think we have

1 been very sorely disappointed with the delay in
2 producing that plan. I heard Mr. Frank Duke, the
3 director of planning, say that he has that plan on
4 his desk right now. And yet, he doesn't know if this
5 is a high priority or low priority, so he isn't going
6 to move until he knows.

7 Well, I think with all due respect --
8 and I agree with Mr. Miller by saying the time to do
9 the planning is now before the money is there because
10 once the money is there, you'll be in a darn hurry to
11 make a decision before the plan is out there. And we
12 can do it right if we have a chance to see it. I'm
13 sorry to say this in front of you -- I know it's not
14 your fault -- but maybe you can assist in prodding
15 Mr. Duke and those who have control over this plan to
16 get going and complete this process.

17 Now, back to the NRHA and the planning
18 process. I feel like -- I'm sorry, maybe I'm getting
19 a little too emotional because we've been a long time
20 working on the details of this, and I do want to
21 encourage you to help this process move forward. And
22 I don't think I'm alone in feeling that we can do
23 something to move it along, and then maybe then the
24 money. We don't know. The money has to happen, and
25 we don't know when; but let's be prepared for that.

1 Thank you.

2 MR. MILLER: Thank you for your
3 comments. As Mr. Gillette pointed out, it's
4 important that we always remember -- and this isn't
5 in a way to suggest that we don't have the ability to
6 prod, because we do. The City doesn't work for us.
7 They give us money to do our work, so they're sort of
8 in charge. But we're an independent body appointed
9 by the City Council. We have our own staff and do
10 our own thing. We work together with them.

11 But we can prod, like Mr. Gillette
12 said, and we do that frequently on many things, Mr.
13 Gillette. As I think you're probably aware from
14 regular attendance at our meetings, you hear us talk
15 about that from time to time. But the City Planning
16 staff doesn't work for us. We can't tell them what
17 to do. We assist them. We work with them. The fire
18 department doesn't work for us. All these agencies
19 in the City are not under the control of NRHA.

20 So we work with them. We can prod
21 them. We do do that. I will tell you my own
22 personal opinion, one of the things you don't want to
23 do -- and maybe this is what Mr. Duke is speaking to
24 -- I don't know -- I don't want to spend a ton of
25 your money. It's your money. It's all of our money.

1 We gave it to the Government. They're giving it back
2 to us. Nobody wants to spend a ton of your money too
3 much on planning when nothing is going to happen for
4 an extended period of time.

5 Now, what does that mean? What's an
6 extended period of time? I don't know. Is it three
7 years, five years, seven years? Mr. Gillette, you're
8 going to still be with us. You're not allowed to go
9 anywhere. But if you spend a lot of money planning
10 now as opposed to doing a little bit, and you don't
11 do anything for ten years, that plan is stale. It
12 doesn't work anymore, needs to be updated. So we
13 spend some more of your money and start spending it
14 inefficiently.

15 So as public stewards of money or
16 stewards of public money, we're trying to be careful
17 that we don't spend your money in a way that's
18 wasteful. We try to spend it in a way that gets us
19 to where we need to go. And it's a balance. And I
20 don't want to hear any debates. It's to sort of tell
21 the crowd what's the difference between the Housing
22 Authority and the City. And we will do that. We
23 will do that prodding. We've been doing that.

24 This planning grant will get us a
25 little bit down the road. But until there's like a

1 vision that there's going to be some money, we can
2 sort of see where it's coming from and when it's
3 going to be, there will be some reluctance to do so
4 much spending of your money on plans because if we
5 can't implement them and they get old and stale, it
6 doesn't do any good. So it's a balance.

7 MR. GILLETTE: I don't want to debate.
8 I want to add a comment I forgot to finish.

9 MR. MILLER: From there.

10 MR. GILLETTE: I would like to ask the
11 NRHA to post the grant on the website. There's
12 nothing there as of today, and I looked. I know it
13 takes awhile.

14 MR. MILLER: We'll get there. It will
15 be there tomorrow. Thank you. Ms. Command. And I
16 think that's the last person I have in my list. Is
17 there anybody that -- did you sign in?

18 AUDIENCE MEMBER: No.

19 MR. MILLER: We'll get you afterwards.
20 Ms. Command.

21 MS. COMMAND: I just want to say thank
22 you to the Board of Commissioners for spending time
23 with us. I know we can be a bit worrisome. I'm
24 Olivia Command. I'm a resident of Diggs Town which
25 was called the Dog [sic] back in the day. But my

1 concern is I'm one of the baby boomers who is aging.
2 I'm also handicapped and near elderly. I live in
3 public housing. Is there any plan in effect to
4 grandfather me in? Because my turn has grown, and
5 I'm ready to get on with being old. I'm trying to
6 get into the elderly high-rise and my friend is
7 trying to get out. Do you-all have any idea where
8 you're going to build the new buildings for us at?

9 MR. MILLER: I will have a staff speak
10 with you afterwards. They're much better versed on
11 the details of that than I am. And we will get to
12 you after this meeting.

13 MS. COMMAND: My other concern is with
14 the smoking policy. In fact, if they do enforce this
15 thing for public housing, isn't that going to be real
16 expensive for the City to pay police officers to
17 police this particular policy?

18 MR. MILLER: Maybe.

19 MS. COMMAND: And also, if our company
20 smokes, I have been told kind of nicely that they may
21 terminate your lease. Is that not correct?

22 MS. ARMISTEAD: We don't have a
23 policy.

24 MS. COMMAND: I know it's not yet, but
25 I'm saying -- are you going to consider

1 grandfathering those who do smoke?

2 MR. MILLER: We haven't enacted that
3 policy yet. I'm not sure what you're going to do.
4 But your comments are thoughtful and insightful. And
5 I encourage you to talk to the staff. I'm not sure
6 you told us. You're at 17 --

7 MS. COMMAND: 1712 Melon Street,
8 Norfolk, Virginia 23523-2014.

9 MR. MILLER: How many other people
10 know the last four of their zip codes? All right,
11 ma'am.

12 MS. GRIFFIN: Good evening. My name
13 is Rosemary Griffin. I'm a resident of Chesapeake,
14 but I was born in the City of Norfolk. So my passion
15 and my heart are for the people in the City of
16 Norfolk.

17 MR. MILLER: Thank for coming.

18 MS. GRIFFIN: You're welcome. My
19 first concern is that you stated the fact that all of
20 this is our money. So we all agree that the money
21 that you're going to be building with is our money.
22 My concern is that Tidewater Gardens appears to be
23 the least amount of money that you will need to
24 spend. Concerning all that area downtown Norfolk,
25 great deals of money have been spent. My concern is

1 why wasn't that done first. And I believe that it
2 should be a very big priority. Money should be there
3 because that was the least amount of money. And it
4 seemed like the money was spent on the most expensive
5 projects.

6 My next comment is -- this is an
7 opinion. I don't know if it's a fact, but I believe
8 that it's generations of families living in public
9 housing. And it's a certain mentality. And it's
10 good that someone stated that they're going to try
11 for self-sufficiency, but it's going to take time
12 because people have been living in public housing for
13 years and years.

14 So what would be the policy on that,
15 when you say self-sufficiency? For example, if
16 they're not able to get a job, especially with the
17 income. I'm saying this because I was on subsidized
18 housing. And my mentality was, 'Hey, my rent is
19 zero.' I got comfortable with it. I'm speaking for
20 myself. So I think there needs to be a concern of
21 everyone here when you're saying you're going to
22 rebuild or replace the residents in the City of
23 Norfolk. Thank you.

24 MR. MILLER: Thank you very much. Is
25 there anyone else in the audience that would like to

1 speak in this public hearing? Yes, ma'am. Come to
2 the center aisle. Give us your name and address.
3 Anyone else after this lady?

4 MS. CLAY: Good evening. I'm Vantoria
5 Clay, and I'm with the Independent Center. We're a
6 nonprofit advocacy organization in the City of
7 Norfolk. So we do serve the City of Norfolk. And
8 I'm here to represent or advocate for low income
9 individuals with disabilities in Norfolk.

10 And I wanted to provide some written
11 comments concerning the draft plan and also provide
12 some data. And we're hoping that some of the data
13 could be reflected or included in the housing needs
14 table, particularly -- the chart already indicates
15 accessibility for extremely low income individuals to
16 be at the highest category of need.

17 And so what we'd like to see under the
18 category specifically for families with disabilities,
19 some sort of data there to help indicate the need for
20 accessible housing. And the HUD Choice data does
21 provide the number of people with mobility and
22 self-care limitations. So that would indicate
23 individuals who would be in need of accessible
24 housing because of the type of disability being
25 mobility impaired.

1 Now, we're glad to see that there's
2 plans for new development. And I just wanted to
3 bring out a particular point that most individuals or
4 many individuals with disabilities, they prefer to
5 live in housing that's integrated rather than housing
6 that's in a building where everyone there has to have
7 a disability. And sometimes planners are not aware
8 of that. And sometimes, you know -- I don't know if
9 it's because of the funding source or something to
10 that effect, but we would like to see more -- less
11 buildings that are targeted to people with
12 disabilities and more options for integrated housing.

13 If you're going to be building housing
14 outside of the public housing program, if those
15 accessible units could be prioritized to people who
16 need those features so that, you know, those units
17 would be maximized -- the use would be maximized to
18 people that particularly would need those features.
19 In order to promote community living for people who
20 are institutionalized or unnecessarily placed in
21 nursing homes, if there's a way to expand housing
22 opportunities for those individuals because they are
23 segregated in nursing homes and they're waiting for
24 resources for affordable housing.

25 And what we're hoping is that NRHA

1 would be willing to establish a preference,
2 particularly for people who are transitioning. And
3 this would allow the agency to set aside new vouchers
4 and even existing vouchers, particularly for people
5 who want to transition.

6 And also, the plan mentions ways of
7 affirmatively marketing the Section 8 and assisted
8 housing program and sending out public notices to
9 service providers and nonprofit organizations. What
10 we'd like to see -- we did mention this in a previous
11 year, and we're not sure if this has been implemented
12 at this point. But we'd like to see some language in
13 the plan and also in the administrative plan to show
14 that efforts are being made to send notices to
15 transition coordinators and case managers who work
16 with people who are transitioning out of nursing
17 homes.

18 And also, send out notices to nursing
19 homes themselves because this would allow people who
20 are in nursing homes to become aware of the
21 opportunities. Because, as we can realize, those who
22 are segregated in nursing homes are less likely to be
23 aware of any opportunities for housing.

24 We do appreciate the NRHA plans to
25 implement the voucher home ownership program. This

1 would allow families with disabilities, particularly
2 those on low incomes or fixed incomes, to be
3 homeowners.

4 I have one more point, or
5 recommendation: We find there have been many
6 instances where people on Section 8 because of
7 limited options for accessible housing, they're not
8 able to find housing that's amenable to their
9 disability. And they may be able to locate grant
10 funds, but the grant funds available are so limited
11 many times they can only make the entrance
12 accessible. And that leaves the kitchen and bathroom
13 that they can't fully use. In some instances they
14 can't use the bathroom at all.

15 So we're hoping that NRHA could locate
16 or identify funds to supplement those grant funds
17 that are already available so that they can have full
18 access to their housing. If you can understand,
19 Section 8 is to help individuals with not just
20 affordable housing, but also safe housing. Safe
21 housing is important. We want to see people not only
22 be able to enter into their homes, but also be able
23 to use the rooms, particularly their bathroom and
24 their own kitchen. That's pretty much our comments.

25 MR. MILLER: Thanks for your comments.

1 Next.

2 MS. JOHNSON: Beverly Johnson. I live
3 at 1027 Charlotte Street. My concern is with the
4 smoking policy, although you're not implementing that
5 yet. I'd like you to take into consideration that
6 you have a lot of elderly that do smoke. They cannot
7 stop no matter how many programs they do. They
8 cannot stop. What is going to happen to those people
9 if you do implement that non-smoking policy?

10 Also, I'm 50. There are a lot of
11 public housing communities out here. None of them
12 are non-smoking units. There has been somebody in
13 every unit in every community that has smoked. So in
14 order to do that, you might have to gut the place out
15 because the smoke is in the paint. It's in the
16 walls. It's in the cabinets, the fixtures that are
17 in the apartments. That is the only way they can be
18 non-smoking.

19 Like I said, with the elderly there's
20 a lot you have to consider because some of them
21 cannot stop. They cannot go to a designated area to
22 smoke. Some are handicapped. They can't get there.
23 Sometimes they have the urge to smoke two or three
24 o'clock in the morning. They're not safe going out
25 to a designated area. That all has to be taken into

1 consideration. Thank you.

2 MR. MILLER: Anyone else here who
3 would like to address this public hearing? I want to
4 thank you very much for taking your time to come out
5 tonight, for your involvement. I would encourage you
6 not to just use these forums, but the TMCs, the NROs,
7 the residence advisory boards, the staff, the
8 Commissioners -- grab us and tell us what your
9 concerns are and how we can help. That's what we're
10 here for.

11 We're volunteers. We're appointed by
12 the City to oversee the operations of the Authority.
13 Mr. Montgomery runs the Authority for us. There's
14 300-some people that work -- I tell you, they work
15 very hard to make sure that we do the best we can do
16 given the funds we're given to do our job. I want to
17 again thank you and thank Mr. Montgomery and his
18 staff, and also my colleagues who give a lot of time
19 out of their own schedules because, just like you,
20 they're interested in our City. They want to help
21 and make a difference here. They're a hard working
22 group, a bunch of smart people, and we're lucky to
23 have them all.

24 With that, I'm going to close the
25 public hearing, wish you safe travels tonight,

1 encourage you to work with our staff and work with
2 us. Let us hear from you. God bless, and I hope we
3 have a good annual plan.

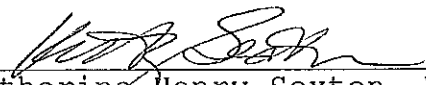
4 (Whereupon, the hearing was
5 concluded at 7:45 p.m.)
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1 CERTIFICATE OF COURT REPORTER

2
3 I, Katherine Henry-Sexton, RPR, do hereby
4 certify that I reported verbatim the proceedings at
5 the public hearing for the Norfolk Redevelopment
6 Housing Authority, held Wednesday, March 23, 2011, at
7 Ruffner Middle School, 610 May Avenue, Norfolk,
8 Virginia, commencing at 6:40 p.m.

9 I further certify that the foregoing is a
10 true, accurate and complete transcript of said
11 proceedings.

12 Given under my hand this 28th day of
13 March, 2011, at Norfolk, Virginia.

14
15
16
17 
18 Katherine Henry-Sexton, RPR
19 Notary Registration No. 7290049

20
21 My Commission expires:
22 May 31, 2013
23
24
25

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'	60 [1] - 13:17 610 [2] - 1:19, 45:7 656 [1] - 25:5 6:40 [2] - 3:1, 45:8			
1	7290049 [1] - 45:18 7:45 [1] - 44:5 7th [3] - 5:1, 8:3, 16:1			
1 [3] - 9:19, 9:20, 13:18 1027 [1] - 42:3 114 [1] - 20:18 12 [1] - 6:1 1205 [1] - 28:23 134 [1] - 19:21 13th [1] - 15:15 15th [1] - 16:3 17 [2] - 23:25, 36:6 1712 [1] - 36:7 19th [1] - 21:7	7			
2	8			
2010 [4] - 1:22, 13:5, 14:9, 25:12 2011 [4] - 9:20, 13:6, 45:6, 45:13 2012 [2] - 9:21, 27:8 2013 [1] - 45:21 23 [2] - 1:22, 45:6 23505 [1] - 20:19 23523-2014 [1] - 36:8 23rd [1] - 15:20 28th [1] - 45:12	8 [4] - 6:21, 40:7, 41:6, 41:19 8226 [1] - 20:18 8th [2] - 8:3, 16:1			
3	9			
30 [4] - 9:19, 9:21, 12:24, 13:2 30-some [1] - 8:15 300 [1] - 8:12 300-some [1] - 43:14 309 [1] - 20:10 31 [1] - 45:21 38 [1] - 13:9 39 [1] - 13:10 3rd [1] - 5:1	934 [1] - 17:10			
4	A			
4 [1] - 10:6 40 [1] - 13:8 45-day [1] - 7:1 4:30 [1] - 5:11	A-5 [1] - 28:23 ability [1] - 32:5 able [10] - 4:1, 5:14, 12:20, 25:22, 25:24, 37:16, 41:8, 41:9, 41:22 access [1] - 41:18 accessibility [1] - 38:15 accessible [6] - 10:24, 38:20, 38:23, 39:15, 41:7, 41:12 accomplish [1] - 11:18 accomplished [1] - 15:14 accomplishments [1] - 15:4 account [2] - 20:1, 20:3 accurate [1] - 45:10 accustomed [1] - 25:23 acquisitions [1] - 20:12 activist [2] - 6:2 activities [2] - 9:17, 29:20 add [1] - 34:8 addition [1] - 15:23 additional [1] - 10:22 address [11] - 10:1, 16:15, 17:4, 18:16,			
5				
5 [2] - 20:3, 20:4 50 [3] - 13:11, 13:13,				

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16:1, 34:22 board [12] - 3:15, 3:24, 6:12, 7:6, 8:4, 8:22, 15:10, 15:16, 15:24, 16:2, 25:7, 27:11 boards [2] - 7:11, 43:7 body [1] - 32:8 boomers [1] - 35:1 born [3] - 28:5, 28:12, 36:14 bosses [1] - 6:15 brain [1] - 5:22 Braswell [5] - 19:15, 19:16, 19:19, 19:20, 20:7 brief [1] - 16:6 briefly [1] - 30:10 bring [1] - 39:3 brings [2] - 5:22, 26:2 brought [2] - 29:14, 30:23 budget [1] - 27:7 build [1] - 35:8 building [3] - 36:21, 39:6, 39:13 buildings [2] - 35:8, 39:11 bunch [1] - 43:22 burners [1] - 25:14 business [1] - 3:25 businesses [1] - 11:18 busy [1] - 4:2	Chair [1] - 15:21 chair [1] - 27:24 Chairman [2] - 2:4, 2:5 chairman [1] - 3:7 chance [3] - 16:21, 30:24, 31:12 change [1] - 14:11 changed [2] - 18:12, 26:8 changes [9] - 8:1, 8:7, 13:20, 14:5, 14:20, 14:22, 14:25, 15:25, 24:7 charge [3] - 14:10, 14:11, 32:8 charges [1] - 14:14 Charlotte [2] - 17:10, 42:3 chart [1] - 38:14 check [1] - 19:23 checks [1] - 19:24 Chesapeake [1] - 36:13 Choice [7] - 6:20, 9:18, 10:3, 14:21, 14:23, 21:6, 38:20 choice [2] - 14:17, 29:11 choices [1] - 10:19 Circle [3] - 10:20, 12:13 citizen [1] - 23:1 citizens [4] - 6:14, 6:22, 15:22, 29:18 city [1] - 8:16 City [23] - 5:21, 6:2, 6:6, 6:13, 8:16, 20:11, 21:3, 22:21, 30:13, 30:14, 32:6, 32:9, 32:15, 32:19, 33:22, 35:16, 36:14, 36:15, 37:22, 38:6, 38:7, 43:12, 43:20 claims [1] - 14:18 Clay [2] - 38:4, 38:5 clocking [1] - 16:19 close [1] - 43:24 clothes [1] - 27:24 codes [1] - 36:10 coinciding [1] - 13:18 colleague [1] - 29:1 colleagues [1] - 43:18 cologne [1] - 28:16 comfortable [1] - 37:19 coming [5] - 3:16, 8:21, 9:1, 34:2, 36:17 Command [9] - 28:20, 34:15, 34:20, 34:21,	34:24, 35:13, 35:19, 35:24, 36:7 Commenced [1] - 3:1 commencing [1] - 45:8 comment [4] - 17:6, 19:22, 34:8, 37:6 comments [12] - 3:20, 6:18, 7:8, 7:20, 15:7, 15:21, 15:23, 32:3, 36:4, 38:11, 41:24, 41:25 commission [1] - 6:3 Commission [1] - 45:21 commissioner [1] - 4:18 Commissioner [4] - 2:6, 2:7, 2:8, 2:9 Commissioners [5] - 3:8, 3:23, 28:22, 34:22, 43:8 Commissioners' [1] - 21:11 committee [1] - 30:18 Commonwealth [2] - 20:8, 20:18 communities [7] - 5:6, 11:13, 13:15, 19:4, 26:24, 26:25, 42:11 community [11] - 5:2, 5:10, 6:2, 11:1, 13:13, 20:13, 25:4, 27:1, 30:23, 39:19, 42:13 company [1] - 35:19 complete [2] - 31:16, 45:10 component [1] - 11:14 components [2] - 9:10, 15:3 concern [8] - 27:17, 35:1, 35:13, 36:19, 36:22, 36:25, 37:20, 42:3 concerning [2] - 17:19, 38:11 Concerning [1] - 36:24 concerns [4] - 16:17, 17:17, 25:10, 43:9 concluded [1] - 44:5 conduct [1] - 3:19 conducted [1] - 30:12 confidence [1] - 23:23 confident [1] - 24:2 congratulated [1] - 29:10 connected [1] - 21:13 conservation [1] - 12:8	consider [6] - 8:2, 19:24, 27:4, 27:6, 35:25, 42:20 consideration [2] - 42:5, 43:1 considered [3] - 26:24, 27:1, 27:7 consumer [1] - 25:19 continue [2] - 10:13, 11:5 continuing [1] - 10:17 contract [1] - 12:7 contribute [1] - 21:4 control [4] - 4:17, 25:24, 31:15, 32:19 cook [1] - 26:15 cooking [4] - 25:16, 25:22, 25:24, 26:11 cool [1] - 25:20 cooling [1] - 26:2 coordinators [1] - 40:15 copy [1] - 16:5 correct [1] - 35:21 Council [2] - 6:14, 32:9 council [1] - 23:1 counseling [2] - 21:19 country [2] - 23:25, 24:1 couple [1] - 8:4 court [1] - 24:12 Court [1] - 45:1 cover [1] - 9:22 covered [1] - 21:22 Cpap [3] - 28:6, 28:7, 28:15 credit [1] - 13:13 critical [1] - 21:17 criticism [1] - 30:21 crowd [3] - 3:10, 3:11, 33:21 culminating [2] - 8:16, 15:19 current [1] - 21:14 customer [1] - 10:17	decide [2] - 23:1, 24:7 decision [1] - 31:11 deep [1] - 26:12 defeating [1] - 26:17 delay [1] - 31:1 demolish [1] - 10:20 demolition [1] - 12:12 Department [2] - 9:14, 30:14 department [1] - 32:18 deposit [2] - 19:25, 20:2 description [1] - 21:10 designated [2] - 42:21, 42:25 designed [1] - 25:20 desk [1] - 31:4 detail [1] - 6:8 detailed [1] - 6:4 details [2] - 31:20, 35:11 determine [1] - 3:19 developed [3] - 15:17, 28:13, 29:24 developing [1] - 12:1 development [9] - 4:24, 10:21, 11:11, 11:14, 20:25, 21:2, 21:4, 39:2 Development [2] - 9:15, 30:13 developments [2] - 10:25 device [2] - 25:13, 25:20 die [1] - 18:25 difference [2] - 33:21, 43:21 different [2] - 11:22, 30:15 Diggs [2] - 12:15, 34:24 diligence [1] - 8:5 diligently [1] - 15:11 dinner [1] - 3:16 direct [2] - 19:24, 20:2 direction [1] - 12:20 directly [1] - 29:4 Director [1] - 2:11 director [1] - 31:3 disabilities [5] - 38:9, 38:18, 39:4, 39:12, 41:1 disability [3] - 38:24, 39:7, 41:9 disabled [1] - 12:2 disappointed [1] - 31:1 discussion [5] - 5:2,
C				
cabinets [1] - 42:16 calculation [1] - 13:3 cannot [7] - 11:16, 25:25, 27:24, 42:6, 42:8, 42:21 capable [1] - 6:5 capital [3] - 15:7, 21:2, 21:6 care [1] - 38:22 careful [1] - 33:16 case [1] - 40:15 catalogue [2] - 14:10, 14:11 category [2] - 38:16, 38:18 caused [1] - 25:16 celebrate [1] - 24:11 center [1] - 38:2 Center [1] - 38:5 Ceo [1] - 8:10 certain [4] - 10:25, 25:21, 26:1, 37:9 Certificate [1] - 45:1 certify [2] - 45:4, 45:9 cetera [1] - 7:5	City [23] - 5:21, 6:2, 6:6, 6:13, 8:16, 20:11, 21:3, 22:21, 30:13, 30:14, 32:6, 32:9, 32:15, 32:19, 33:22, 35:16, 36:14, 36:15, 37:22, 38:6, 38:7, 43:12, 43:20 claims [1] - 14:18 Clay [2] - 38:4, 38:5 clocking [1] - 16:19 close [1] - 43:24 clothes [1] - 27:24 codes [1] - 36:10 coinciding [1] - 13:18 colleague [1] - 29:1 colleagues [1] - 43:18 cologne [1] - 28:16 comfortable [1] - 37:19 coming [5] - 3:16, 8:21, 9:1, 34:2, 36:17 Command [9] - 28:20, 34:15, 34:20, 34:21,	34:24, 35:13, 35:19, 35:24, 36:7 Commenced [1] - 3:1 commencing [1] - 45:8 comment [4] - 17:6, 19:22, 34:8, 37:6 comments [12] - 3:20, 6:18, 7:8, 7:20, 15:7, 15:21, 15:23, 32:3, 36:4, 38:11, 41:24, 41:25 commission [1] - 6:3 Commission [1] - 45:21 commissioner [1] - 4:18 Commissioner [4] - 2:6, 2:7, 2:8, 2:9 Commissioners [5] - 3:8, 3:23, 28:22, 34:22, 43:8 Commissioners' [1] - 21:11 committee [1] - 30:18 Commonwealth [2] - 20:8, 20:18 communities [7] - 5:6, 11:13, 13:15, 19:4, 26:24, 26:25, 42:11 community [11] - 5:2, 5:10, 6:2, 11:1, 13:13, 20:13, 25:4, 27:1, 30:23, 39:19, 42:13 company [1] - 35:19 complete [2] - 31:16, 45:10 component [1] - 11:14 components [2] - 9:10, 15:3 concern [8] - 27:17, 35:1, 35:13, 36:19, 36:22, 36:25, 37:20, 42:3 concerning [2] - 17:19, 38:11 Concerning [1] - 36:24 concerns [4] - 16:17, 17:17, 25:10, 43:9 concluded [1] - 44:5 conduct [1] - 3:19 conducted [1] - 30:12 confidence [1] - 23:23 confident [1] - 24:2 congratulated [1] - 29:10 connected [1] - 21:13 conservation [1] - 12:8	consider [6] - 8:2, 19:24, 27:4, 27:6, 35:25, 42:20 consideration [2] - 42:5, 43:1 considered [3] - 26:24, 27:1, 27:7 consumer [1] - 25:19 continue [2] - 10:13, 11:5 continuing [1] - 10:17 contract [1] - 12:7 contribute [1] - 21:4 control [4] - 4:17, 25:24, 31:15, 32:19 cook [1] - 26:15 cooking [4] - 25:16, 25:22, 25:24, 26:11 cool [1] - 25:20 cooling [1] - 26:2 coordinators [1] - 40:15 copy [1] - 16:5 correct [1] - 35:21 Council [2] - 6:14, 32:9 council [1] - 23:1 counseling [2] - 21:19 country [2] - 23:25, 24:1 couple [1] - 8:4 court [1] - 24:12 Court [1] - 45:1 cover [1] - 9:22 covered [1] - 21:22 Cpap [3] - 28:6, 28:7, 28:15 credit [1] - 13:13 critical [1] - 21:17 criticism [1] - 30:21 crowd [3] - 3:10, 3:11, 33:21 culminating [2] - 8:16, 15:19 current [1] - 21:14 customer [1] - 10:17	decide [2] - 23:1, 24:7 decision [1] - 31:11 deep [1] - 26:12 defeating [1] - 26:17 delay [1] - 31:1 demolish [1] - 10:20 demolition [1] - 12:12 Department [2] - 9:14, 30:14 department [1] - 32:18 deposit [2] - 19:25, 20:2 description [1] - 21:10 designated [2] - 42:21, 42:25 designed [1] - 25:20 desk [1] - 31:4 detail [1] - 6:8 detailed [1] - 6:4 details [2] - 31:20, 35:11 determine [1] - 3:19 developed [3] - 15:17, 28:13, 29:24 developing [1] - 12:1 development [9] - 4:24, 10:21, 11:11, 11:14, 20:25, 21:2, 21:4, 39:2 Development [2] - 9:15, 30:13 developments [2] - 10:25 device [2] - 25:13, 25:20 die [1] - 18:25 difference [2] - 33:21, 43:21 different [2] - 11:22, 30:15 Diggs [2] - 12:15, 34:24 diligence [1] - 8:5 diligently [1] - 15:11 dinner [1] - 3:16 direct [2] - 19:24, 20:2 direction [1] - 12:20 directly [1] - 29:4 Director [1] - 2:11 director [1] - 31:3 disabilities [5] - 38:9, 38:18, 39:4, 39:12, 41:1 disability [3] - 38:24, 39:7, 41:9 disabled [1] - 12:2 disappointed [1] - 31:1 discussion [5] - 5:2,
D				
damages [1] - 14:19 darn [1] - 31:10 data [5] - 15:4, 38:12, 38:19, 38:20 day-to-day [1] - 8:11 dealing [1] - 10:16 deals [1] - 36:25 dear [1] - 5:5 debate [1] - 34:7 debates [1] - 33:20 Deborah [1] - 18:17 decent [1] - 10:5	City [23] - 5:21, 6:2, 6:6, 6:13, 8:16, 20:11, 21:3, 22:21, 30:13, 30:14, 32:6, 32:9, 32:15, 32:19, 33:22, 35:16, 36:14, 36:15, 37:22, 38:6, 38:7, 43:12, 43:20 claims [1] - 14:18 Clay [2] - 38:4, 38:5 clocking [1] - 16:19 close [1] - 43:24 clothes [1] - 27:24 codes [1] - 36:10 coinciding [1] - 13:18 colleague [1] - 29:1 colleagues [1] - 43:18 cologne [1] - 28:16 comfortable [1] - 37:19 coming [5] - 3:16, 8:21, 9:1, 34:2, 36:17 Command [9] - 28:20, 34:15, 34:20, 34:21,	34:24, 35:13, 35:19, 35:24, 36:7 Commenced [1] - 3:1 commencing [1] - 45:8 comment [4] - 17:6, 19:22, 34:8, 37:6 comments [12] - 3:20, 6:18, 7:8, 7:20, 15:7, 15:21, 15:23, 32:3, 36:4, 38:11, 41:24, 41:25 commission [1] - 6:3 Commission [1] - 45:21 commissioner [1] - 4:18 Commissioner [4] - 2:6, 2:7, 2:8, 2:9 Commissioners [5] - 3:8, 3:23, 28:22, 34:22, 43:8 Commissioners' [1] - 21:11 committee [1] - 30:18 Commonwealth [2] - 20:8, 20:18 communities [7] - 5:6, 11:13, 13:15, 19:4, 26:24, 26:25, 42:11 community [11] - 5:2, 5:10, 6:2, 11:1, 13:13, 20:13, 25:4, 27:1, 30:23, 39:19, 42:13 company [1] - 35:19 complete [2] - 31:16, 45:10 component [1] - 11:14 components [2] - 9:10, 15:3 concern [8] - 27:17, 35:1, 35:13, 36:19, 36:22, 36:25, 37:20, 42:3 concerning [2] - 17:19, 38:11 Concerning [1] - 36:24 concerns [4] - 16:17, 17:17, 25:10, 43:9 concluded [1] - 44:5 conduct [1] - 3:19 conducted [1] - 30:12 confidence [1] - 23:23 confident [1] - 24:2 congratulated [1] - 29:10 connected [1] - 21:13 conservation [1] - 12:8	consider [6] - 8:2, 19:24, 27:4, 27:6, 35:25, 42:20 consideration [2] - 42:5, 43:1 considered [3] - 26:24, 27:1, 27:7 consumer [1] - 25:19 continue [2] - 10:13, 11:5 continuing [1] - 10:17 contract [1] - 12:7 contribute [1] - 21:4 control [4] - 4:17, 25:24, 31:15, 32:19 cook [1] - 26:15 cooking [4] - 25:16, 25:22, 25:24, 26:11 cool [1] - 25:20 cooling [1] - 26:2 coordinators [1] - 40:15 copy [1] - 16:5 correct [1] - 35:21 Council [2] - 6:14, 32:9 council [1] - 23:1 counseling [2] - 21:19 country [2] - 23:25, 24:1 couple [1] - 8:4 court [1] - 24:12 Court [1] - 45:1 cover [1] - 9:22 covered [1] - 21:22 Cpap [3] - 28:6, 28:7, 28:15 credit [1] - 13:13 critical [1] - 21:17 criticism [1] - 30:21 crowd [3] - 3:10, 3:11, 33:21 culminating [2] - 8:16, 15:19 current [1] - 21:14 customer [1] - 10:17	decide [2] - 23:1, 24:7 decision [1] - 31:11 deep [1] - 26:12 defeating [1] - 26:17 delay [1] - 31:1 demolish [1] - 10:20 demolition [1] - 12:12 Department [2] - 9:14, 30:14 department [1] - 32:18 deposit [2] - 19:25, 20:2 description [1] - 21:10 designated [2] - 42:21, 42:25 designed [1] - 25:20 desk [1] - 31:4 detail [1] - 6:8 detailed [1] - 6:4 details [2] - 31:20, 35:11 determine [1] - 3:19 developed [3] - 15:17, 28:13, 29:24 developing [1] - 12:1 development [9] - 4:24, 10:21, 11:11, 11:14, 20:25, 21:2, 21:4, 39:2 Development [2] - 9:15, 30:13 developments [2] - 10:25 device [2] - 25:13, 25:20 die [1] - 18:25 difference [2] - 33:21, 43:21 different [2] - 11:22, 30:15 Diggs [2] - 12:15, 34:24 diligence [1] - 8:5 diligently [1] - 15:11 dinner [1] - 3:16 direct [2] - 19:24, 20:2 direction [1] - 12:20 directly [1] - 29:4 Director [1] - 2:11 director [1] - 31:3 disabilities [5] - 38:9, 38:18, 39:4, 39:12, 41:1 disability [3] - 38:24, 39:7, 41:9 disabled [1] - 12:2 disappointed [1] - 31:1 discussion [5] - 5:2,

5:10, 5:13, 12:15 doctor [2] - 17:12, 17:14 document [1] - 9:4 Dog [1] - 34:25 dollar [1] - 8:13 done [3] - 16:10, 30:6, 37:1 down [12] - 14:24, 17:10, 17:21, 18:10, 23:22, 24:12, 25:20, 26:2, 28:1, 29:24, 33:25 downtown [4] - 5:11, 19:4, 22:7, 36:24 Draft [1] - 1:11 draft [2] - 15:17, 38:11 Drive [5] - 18:20, 18:22, 20:10, 25:5, 27:16 dropped [1] - 26:8 dry [1] - 19:8 due [2] - 8:5, 31:7 Due [1] - 26:4 Duke [3] - 31:2, 31:15, 32:23 during [1] - 25:21	enacted [1] - 36:2 encourage [4] - 31:21, 36:5, 43:5, 44:1 end [2] - 15:19 endowment [1] - 11:6 ends [1] - 9:19 energy [7] - 12:3, 12:5, 12:7, 12:8, 25:17, 26:14, 26:16 enforce [1] - 35:14 engaged [2] - 4:2, 4:23 ensure [1] - 11:23 enter [1] - 41:22 entrance [1] - 41:11 equal [1] - 11:23 especially [2] - 12:6, 37:16 establish [1] - 40:1 et [1] - 7:5 evening [8] - 3:4, 8:20, 18:21, 19:20, 27:14, 28:21, 36:12, 38:4 example [3] - 30:2, 30:17, 37:15 exams [1] - 13:19 exceed [1] - 13:16 excess [1] - 19:23 excited [5] - 23:14, 23:15, 24:11, 24:14, 24:16 excuse [2] - 7:2, 9:14 Executive [1] - 2:11 exempt [1] - 11:20 existing [1] - 40:4 expand [2] - 11:7, 39:21 expenditure [1] - 15:6 expensive [2] - 35:16, 37:4 expires [1] - 45:21 extended [2] - 33:4, 33:6 extensively [1] - 7:7 extinguishers [3] - 26:21, 26:23 extremely [1] - 38:15	fault [1] - 31:14 fearful [1] - 23:14 features [2] - 39:16, 39:18 February [2] - 7:2, 15:18 Federal [1] - 24:1 feed [1] - 6:23 feedback [3] - 3:13, 13:25, 14:3 fellow [1] - 4:18 few [3] - 3:14, 20:21, 23:25 final [1] - 16:5 finance [2] - 9:9, 12:17 financial [1] - 21:19 financing [1] - 12:10 finish [1] - 34:8 fire [3] - 26:20, 26:21, 32:17 fires [1] - 25:16 First [3] - 3:6, 3:22, 29:9 first [5] - 21:8, 22:3, 30:12, 36:19, 37:1 fiscal [2] - 9:18, 9:19 fiscally [2] - 22:21, 22:23 five [5] - 11:10, 15:6, 20:14, 25:2, 33:7 five-year [2] - 15:6, 20:14 fixed [1] - 41:2 fixtures [1] - 42:16 flat [9] - 12:21, 12:25, 13:1, 13:7, 13:10, 13:15, 13:18, 14:6 floor [2] - 27:22, 27:23 flowed [1] - 5:6 focus [1] - 21:1 folks [3] - 4:6, 6:18, 16:10 follow [6] - 7:25, 10:8, 19:14, 20:6, 20:15, 27:10 following [2] - 19:16, 25:19 food [2] - 25:23, 26:8 Force [2] - 20:20, 28:25 foregoing [1] - 45:9 Forest [1] - 12:14 forgot [1] - 34:8 format [1] - 16:13 forth [6] - 5:7, 7:8, 7:20, 16:12, 23:2, 30:24 forum [1] - 15:14 forums [1] - 43:6 forward [1] - 31:21	four [4] - 22:5, 25:1, 25:13, 36:10 four-plate [1] - 25:13 fourth [1] - 3:5 Frank [1] - 31:2 Franklin [1] - 13:12 free [1] - 5:10 frequently [1] - 32:12 friend [1] - 35:6 friendly [1] - 25:19 front [2] - 27:23, 31:13 fryers [1] - 26:12 full [4] - 3:24, 16:15, 18:15, 41:17 fully [1] - 41:13 fund [4] - 11:8, 15:7, 26:5, 29:19 funding [2] - 21:4, 39:9 funds [7] - 11:23, 20:11, 41:10, 41:16, 43:16	23:19, 29:12, 29:22, 33:24, 34:11, 41:9, 41:10, 41:16 granting [1] - 27:8 grants [1] - 23:24 great [3] - 8:18, 17:17, 36:25 grievance [2] - 14:16, 15:1 Griffin [3] - 36:12, 36:13, 36:18 Groom [5] - 20:8, 20:16, 20:17, 29:1 group [3] - 24:8, 30:16, 43:22 grown [2] - 4:18, 35:4 grows [1] - 29:4 guess [1] - 3:10 gut [1] - 42:14 guy [4] - 5:23, 6:4, 6:5
E E-304 [1] - 27:16 early [1] - 30:2 earn [1] - 26:6 earth [1] - 30:7 easier [1] - 4:7 eat [1] - 3:16 economic [1] - 11:2 educating [1] - 12:8 effect [2] - 35:3, 39:10 efficiencies [1] - 12:3 efficiency [1] - 12:5 efficient [3] - 25:17, 26:14, 26:16 efforts [1] - 40:14 either [2] - 16:1, 22:22 elderly [4] - 35:2, 35:6, 42:6, 42:19 electric [2] - 25:11, 25:14 element [3] - 25:11, 25:13, 25:15 elements [3] - 26:16, 26:19, 27:5 elite [1] - 24:8 emergency [1] - 18:23 emotional [1] - 31:19 emphasize [6] - 12:18, 12:23, 14:2, 14:16, 21:16, 21:22 enable [1] - 11:22	F fact [3] - 35:14, 36:19, 37:7 faith [1] - 24:4 familiar [1] - 30:11 families [5] - 11:12, 11:13, 37:8, 38:18, 41:1 family [1] - 12:24 fan [2] - 4:25, 19:8 far [2] - 4:7, 24:12 father [1] - 5:19	G Gardens [11] - 12:17, 18:2, 20:10, 21:1, 21:16, 22:4, 22:6, 23:2, 29:3, 29:8, 36:22 gathered [1] - 21:13 general [2] - 6:21, 9:2 generations [1] - 37:8 Gillette [10] - 27:13, 28:19, 28:21, 28:22, 32:3, 32:11, 32:13, 33:7, 34:7, 34:10 Given [1] - 45:12 given [3] - 19:8, 43:16 glad [4] - 3:9, 5:24, 8:18, 39:1 Goal [1] - 10:4 goal [2] - 10:9, 11:10 goals [3] - 9:8, 11:18, 15:13 God [1] - 44:2 Golf [2] - 5:3, 5:4 government [1] - 22:18 Government [2] - 24:2, 33:1 grab [1] - 43:8 grandfather [1] - 35:4 grandfathering [1] - 36:1 Grandy [3] - 10:14, 12:11, 25:4 grant [15] - 17:20, 18:7, 18:8, 21:7, 22:10, 22:11, 22:14,	H habit [1] - 4:17 Hall [3] - 18:20, 18:22, 27:15 Hamm [4] - 2:8, 4:16, 4:22, 5:17 Hamm-lee [4] - 2:8, 4:16, 4:22, 5:17 Hampton [3] - 20:20, 20:22, 28:25 hand [5] - 30:4, 30:7, 30:15, 30:20, 45:12 handicapped [4] - 19:1, 19:11, 35:2, 42:22 handle [1] - 14:18 happy [1] - 23:15 hard [2] - 43:15, 43:21 Hattie [2] - 2:7, 4:7 Hcv [1] - 19:23 health [1] - 21:18 hear [8] - 4:7, 5:15, 6:18, 7:22, 7:23, 32:14, 33:20, 44:2 heard [3] - 16:22, 30:3, 31:2 hearing [11] - 6:17, 7:18, 7:19, 15:20, 17:6, 17:7, 38:1, 43:3, 43:25, 44:4, 45:5 Hearing [1] - 3:1 heart [1] - 36:15 hearts [1] - 5:5 heat [1] - 25:25 held [3] - 7:6, 13:11, 45:6 help [9] - 9:24, 11:7,	

Norfolk

ZAHN COURT REPORTING

Richmond

<p>24:23, 25:16, 31:21, 38:19, 41:19, 43:9, 43:20</p> <p>helpful [1] - 7:12</p> <p>helps [3] - 6:6, 24:13, 24:19</p> <p>Henry [2] - 45:3, 45:18</p> <p>Henry-sexton [2] - 45:3, 45:18</p> <p>hereby [1] - 45:3</p> <p>high [3] - 25:25, 31:5, 35:6</p> <p>high-rise [1] - 35:6</p> <p>higher [1] - 13:1</p> <p>highest [1] - 38:16</p> <p>highlight [2] - 9:7, 9:8</p> <p>hold [1] - 13:14</p> <p>home [2] - 28:15, 40:25</p> <p>homeless [1] - 7:4</p> <p>homeowners [1] - 41:3</p> <p>homes [7] - 39:21, 39:23, 40:17, 40:19, 40:20, 40:22, 41:22</p> <p>hope [4] - 6:16, 9:23, 16:3, 44:2</p> <p>hopefully [1] - 5:13</p> <p>hoping [3] - 38:12, 39:25, 41:15</p> <p>hosting [1] - 5:10</p> <p>hot [4] - 3:17, 3:18, 6:10, 26:12</p> <p>Hough [1] - 19:21</p> <p>households [1] - 12:19</p> <p>housing [47] - 6:19, 6:24, 8:14, 9:17, 9:25, 10:1, 10:3, 10:5, 10:10, 10:11, 10:16, 10:19, 10:24, 11:3, 11:24, 12:4, 13:22, 14:10, 14:17, 15:3, 15:5, 24:3, 29:3, 35:3, 35:15, 37:9, 37:12, 37:18, 38:13, 38:20, 38:24, 39:5, 39:12, 39:13, 39:14, 39:21, 39:24, 40:8, 40:23, 41:7, 41:8, 41:18, 41:20, 41:21, 42:11</p> <p>Housing [12] - 1:7, 6:19, 8:11, 9:15, 9:17, 10:3, 14:21, 14:22, 20:19, 28:24, 33:21, 45:6</p> <p>Hud [10] - 9:13, 9:14, 10:23, 12:22, 13:4, 14:8, 14:23, 16:3,</p>	<p>16:4, 38:20</p> <p>human [4] - 11:15, 21:9, 21:14, 21:18</p> <p>hundred [1] - 8:13</p> <p>hurry [1] - 31:10</p> <p>I</p> <p>idea [1] - 35:7</p> <p>identify [1] - 41:16</p> <p>iii [1] - 2:4</p> <p>impaired [1] - 38:25</p> <p>impatient [1] - 30:3</p> <p>implement [5] - 9:23, 23:11, 34:5, 40:25, 42:9</p> <p>implementation [4] - 21:9, 21:14, 21:23, 22:25</p> <p>Implemented [2] - 13:25, 40:11</p> <p>implementing [4] - 11:3, 12:7, 13:21, 42:4</p> <p>important [4] - 13:24, 17:3, 32:4, 41:21</p> <p>Improve [4] - 10:9, 10:15, 11:1, 12:3</p> <p>improvement [1] - 21:17</p> <p>improvements [1] - 11:4</p> <p>improving [1] - 10:11</p> <p>include [2] - 9:8, 14:8</p> <p>included [2] - 12:14, 38:13</p> <p>inclusion [1] - 27:7</p> <p>income [9] - 12:24, 13:4, 13:12, 13:17, 14:8, 14:17, 37:17, 38:8, 38:15</p> <p>incomes [3] - 13:1, 41:2</p> <p>increase [5] - 9:24, 10:4, 10:18, 11:12, 13:7</p> <p>increasing [1] - 10:1</p> <p>Independent [1] - 38:5</p> <p>independent [1] - 32:8</p> <p>indicate [2] - 38:19, 38:22</p> <p>indicated [2] - 16:23, 21:8</p> <p>Indicates [1] - 38:14</p> <p>individuals [8] - 11:12, 38:9, 38:15, 38:23, 39:3, 39:4, 39:22, 41:19</p> <p>Inefficiently [1] - 33:14</p>	<p>Information [1] - 8:6</p> <p>Inhaler [1] - 28:15</p> <p>Initiatives [2] - 9:9, 12:17</p> <p>input [4] - 23:1, 23:9, 30:18, 30:25</p> <p>inside [1] - 13:22</p> <p>insightful [2] - 6:8, 36:4</p> <p>Installed [3] - 25:11, 25:13, 26:20</p> <p>instances [2] - 41:6, 41:13</p> <p>Institutional [1] - 6:6</p> <p>Institutionalized [1] - 39:20</p> <p>integrated [2] - 39:5, 39:12</p> <p>interest [1] - 29:2</p> <p>Interested [2] - 20:24, 43:20</p> <p>interior [1] - 27:7</p> <p>introduce [3] - 3:22, 4:6, 8:9</p> <p>invite [1] - 5:12</p> <p>invites [1] - 5:12</p> <p>involve [1] - 29:25</p> <p>involved [2] - 4:3, 4:23</p> <p>involvement [1] - 43:5</p> <p>issued [1] - 13:23</p> <p>issues [1] - 9:7</p> <p>J</p> <p>January [1] - 15:17</p> <p>job [4] - 6:16, 17:17, 37:16, 43:16</p> <p>Johnson [2] - 42:2</p> <p>joining [1] - 3:23</p> <p>July [3] - 9:19, 9:20, 13:18</p> <p>June [2] - 9:19, 9:21</p> <p>K</p> <p>Katherine [2] - 45:3, 45:18</p> <p>keep [2] - 4:16, 27:23</p> <p>kick [1] - 24:12</p> <p>kidding [1] - 4:11</p> <p>killing [2] - 18:24, 28:17</p> <p>kind [5] - 9:8, 9:11, 15:8, 21:12, 35:20</p> <p>kinds [1] - 29:16</p> <p>kitchen [2] - 41:12, 41:24</p> <p>knowing [1] - 4:2</p> <p>knowledge [2] - 6:6, 29:2</p>	<p>known [1] - 6:20</p> <p>knows [1] - 31:6</p> <p>L</p> <p>lady [3] - 4:24, 22:5, 38:3</p> <p>language [1] - 40:12</p> <p>largely [2] - 20:24, 20:25</p> <p>larger [1] - 29:8</p> <p>last [4] - 3:12, 15:4, 34:16, 36:10</p> <p>late [1] - 3:15</p> <p>Layton [3] - 2:5, 5:25, 6:1</p> <p>leader [1] - 8:18</p> <p>lease [1] - 35:21</p> <p>least [3] - 27:21, 36:23, 37:3</p> <p>leave [1] - 3:21</p> <p>leaves [1] - 41:12</p> <p>lee [4] - 2:8, 4:16, 4:22, 5:17</p> <p>left [2] - 28:8, 28:15</p> <p>legislator [1] - 5:21</p> <p>less [2] - 39:10, 40:22</p> <p>level [1] - 24:5</p> <p>leverage [1] - 10:12</p> <p>leveraging [1] - 10:11</p> <p>life [3] - 4:19, 11:2, 30:5</p> <p>light [1] - 20:10</p> <p>likely [1] - 40:22</p> <p>limitations [1] - 38:22</p> <p>limited [2] - 41:7, 41:10</p> <p>limits [1] - 14:9</p> <p>line [1] - 5:16</p> <p>list [2] - 16:10, 34:16</p> <p>listen [1] - 4:14</p> <p>live [10] - 17:10, 18:22, 18:23, 20:18, 28:22, 30:1, 30:5, 35:2, 39:5, 42:2</p> <p>lived [1] - 19:4</p> <p>living [3] - 37:8, 37:12, 39:19</p> <p>load [1] - 27:19</p> <p>loader [2] - 27:22, 27:23</p> <p>locate [2] - 41:9, 41:15</p> <p>Logan [5] - 20:16, 22:2, 24:25, 25:3</p> <p>look [2] - 28:18, 30:24</p> <p>looked [1] - 34:12</p> <p>looking [5] - 11:19, 12:6, 13:8, 14:14</p> <p>loss [1] - 26:5</p> <p>loud [1] - 3:6</p>	<p>love [1] - 17:13</p> <p>low [5] - 14:17, 31:5, 38:8, 38:15, 41:2</p> <p>lower [1] - 13:2</p> <p>lucky [1] - 43:22</p> <p>lungs [1] - 28:9</p> <p>Lynch [1] - 4:13</p> <p>M</p> <p>ma'am [3] - 27:9, 36:11, 38:1</p> <p>machine [3] - 28:6, 28:7, 28:15</p> <p>main [1] - 21:21</p> <p>maintain [1] - 11:15</p> <p>maintenance [3] - 14:12, 14:13</p> <p>management [1] - 7:3</p> <p>manager [1] - 8:16</p> <p>managers [1] - 40:15</p> <p>mandate [1] - 14:24</p> <p>manner [1] - 21:23</p> <p>March [5] - 1:22, 7:1, 15:20, 45:6, 45:13</p> <p>marketing [1] - 40:7</p> <p>massage [3] - 7:24, 15:25, 23:10</p> <p>matter [1] - 42:7</p> <p>maximized [2] - 39:17</p> <p>meals [3] - 26:1, 26:3, 26:6</p> <p>mean [2] - 10:10, 33:5</p> <p>median [4] - 13:3, 13:12, 13:17, 14:8</p> <p>meet [2] - 9:24, 15:24</p> <p>meeting [8] - 3:15, 3:19, 6:10, 8:4, 8:23, 16:2, 21:11, 35:12</p> <p>meetings [4] - 7:5, 15:15, 30:17, 32:14</p> <p>Melon [1] - 36:7</p> <p>Member [1] - 34:18</p> <p>member [5] - 3:24, 4:23, 20:19, 25:6, 28:24</p> <p>members [5] - 4:1, 4:10, 7:6, 8:23, 20:21</p> <p>mentality [2] - 37:9, 37:18</p> <p>mention [4] - 14:5, 29:6, 29:21, 40:10</p> <p>mentions [1] - 40:6</p> <p>Merrill [1] - 4:13</p> <p>methods [1] - 12:9</p> <p>mic [2] - 3:5, 4:5</p> <p>Middle [2] - 1:19, 45:7</p> <p>Midrise [1] - 18:23</p> <p>Midrises [2] - 13:11,</p>
--	--	---	--	--

<p>27:16 might [1] - 42:14 Mildred [2] - 18:19, 18:22 Miller [29] - 2:4, 3:4, 3:7, 7:14, 16:7, 17:13, 18:6, 18:13, 18:18, 19:13, 20:6, 20:15, 22:1, 27:9, 28:18, 30:3, 31:8, 32:2, 34:9, 34:14, 34:19, 35:9, 35:18, 36:2, 36:9, 36:17, 37:24, 41:25, 43:2 million [1] - 8:13 minutes [7] - 3:15, 16:15, 16:18, 25:1, 25:2 mission [2] - 9:24, 12:10 misunderstanding [1] - 29:15 mixed [3] - 9:9, 12:10, 12:17 mobility [2] - 38:21, 38:25 modernization [1] - 10:13 molding [1] - 19:7 Monday [1] - 27:19 money [35] - 5:6, 17:19, 22:12, 22:19, 22:22, 22:24, 23:12, 23:13, 24:6, 24:7, 26:6, 31:9, 31:10, 31:24, 32:7, 32:25, 33:2, 33:9, 33:13, 33:15, 33:16, 33:17, 34:1, 34:4, 36:20, 36:21, 36:23, 36:25, 37:3, 37:4 Money [1] - 37:2 Montgomery [4] - 2:11, 8:9, 43:13, 43:17 months [1] - 5:18 morning [1] - 42:24 most [4] - 18:2, 21:1, 37:4, 39:3 mostly [1] - 29:7 Moton [3] - 10:19, 10:20, 12:13 mouth [1] - 22:2 move [5] - 12:20, 18:25, 31:6, 31:21, 31:23 moved [1] - 18:23 moves [1] - 23:22</p>	<p>N name [15] - 16:12, 16:14, 17:4, 18:15, 18:21, 19:18, 19:20, 20:17, 25:2, 25:3, 27:14, 28:22, 36:12, 38:2 near [4] - 5:5, 15:19, 30:1, 35:2 necessary [1] - 26:1 need [9] - 24:2, 29:16, 33:19, 36:23, 38:16, 38:19, 38:23, 39:16, 39:18 needs [5] - 15:3, 21:16, 33:12, 37:20, 38:13 negative [2] - 20:1, 20:3 neighborhood [1] - 29:11 Neighborhood [1] - 30:13 Neighborhoods [1] - 21:6 never [1] - 27:20 new [10] - 4:22, 10:21, 10:25, 12:6, 13:18, 14:8, 26:4, 35:8, 39:2, 40:3 news [1] - 23:21 newspaper [3] - 18:15, 22:20, 29:12 newspapers [1] - 21:7 Next [5] - 5:16, 18:19, 19:15, 27:12, 42:1 next [10] - 4:15, 9:18, 13:9, 14:1, 18:3, 22:7, 23:4, 28:19, 37:6 nicely [1] - 35:20 nicer [1] - 3:10 Nobody [1] - 33:2 non [4] - 13:22, 42:9, 42:12, 42:18 non-smoking [4] - 13:22, 42:9, 42:12, 42:18 None [1] - 42:11 nonprofit [2] - 38:6, 40:9 Norfolk [26] - 1:7, 1:20, 3:8, 4:19, 6:22, 19:21, 20:18, 20:19, 20:20, 22:21, 28:23, 28:24, 28:25, 29:18, 30:13, 36:8, 36:14, 36:16, 36:24, 37:23, 38:7, 38:9, 45:5,</p>	<p>45:7, 45:13 normal [1] - 14:15 normally [1] - 14:23 Notary [1] - 45:18 nothing [3] - 18:11, 33:3, 34:12 notice [1] - 18:3 notices [3] - 40:8, 40:14, 40:18 November [3] - 15:12, 15:14, 25:12 Nrha [13] - 4:2, 7:4, 29:4, 29:10, 29:19, 30:15, 30:24, 31:17, 32:19, 34:11, 39:25, 40:24, 41:15 Nro [1] - 25:6 Nros [1] - 43:6 number [6] - 4:9, 4:21, 5:21, 6:18, 11:13, 38:21 numbers [1] - 6:4 nursing [6] - 39:21, 39:23, 40:16, 40:18, 40:20, 40:22</p>	<p>41:7 order [2] - 39:19, 42:14 organization [1] - 38:6 organizational [1] - 29:4 organizations [1] - 40:9 otherwise [1] - 23:18 ourselves [2] - 8:6, 11:17 outlined [1] - 12:12 outlines [1] - 9:16 outside [1] - 39:14 outstanding [1] - 6:12 oversee [1] - 43:12 oversight [1] - 4:4 overview [3] - 9:3, 9:6, 16:6 own [5] - 32:9, 32:10, 32:21, 41:24, 43:19 ownership [1] - 40:25</p>	<p>percent [9] - 12:24, 13:2, 13:8, 13:9, 13:10, 13:11, 13:13, 13:17 performance [1] - 12:7 perfume [1] - 28:16 period [4] - 7:1, 16:24, 33:4, 33:6 person [1] - 34:16 personal [1] - 32:22 perspective [1] - 5:23 pests [1] - 10:16 phased [1] - 13:18 Philip [2] - 27:13, 28:22 Phyllis [2] - 2:14, 7:16 physical [1] - 21:2 picture [2] - 22:12, 26:22 piece [2] - 22:8, 23:9 place [3] - 26:20, 30:12, 42:14 placed [1] - 39:20 plan [43] - 6:23, 6:25, 7:7, 7:16, 8:2, 8:7, 9:3, 9:9, 9:16, 9:20, 10:6, 12:1, 12:11, 12:14, 14:21, 15:2, 15:3, 15:4, 15:6, 15:7, 15:25, 16:4, 16:6, 20:14, 21:23, 21:24, 22:8, 23:11, 29:23, 30:21, 30:22, 31:2, 31:3, 31:11, 31:15, 33:11, 35:3, 38:11, 40:6, 40:13, 44:3 Plan [1] - 1:11 planned [1] - 20:11 planners [2] - 30:14, 39:7 planning [18] - 6:3, 18:7, 18:8, 21:13, 22:14, 22:15, 23:6, 23:8, 23:22, 29:11, 29:22, 30:10, 31:3, 31:9, 31:17, 33:3, 33:9, 33:24 Planning [2] - 30:13, 32:15 plans [4] - 10:20, 34:4, 39:2, 40:24 plate [2] - 25:13, 26:2 plates [1] - 26:12 play [1] - 5:3 Pm [3] - 3:1, 44:5, 45:8 point [6] - 5:9, 21:21, 22:16, 39:3, 40:12, 41:4 pointed [1] - 32:3</p>
Norfolk (757) 627-6554	ZAHN COURT REPORTING	Richmond (804) 788-8899		

<p>police [2] - 35:16, 35:17</p> <p>policy [10] - 13:22, 14:6, 14:22, 35:14, 35:17, 35:23, 36:3, 37:14, 42:4, 42:9</p> <p>poor [1] - 17:14</p> <p>Poplar [3] - 18:20, 18:22, 27:15</p> <p>portion [1] - 17:6</p> <p>position [1] - 24:6</p> <p>positioned [2] - 22:7, 24:9</p> <p>possibility [3] - 13:21, 14:4, 21:10</p> <p>post [1] - 34:11</p> <p>posted [1] - 7:3</p> <p>Powell [5] - 19:16, 20:7, 20:8, 20:9</p> <p>power [1] - 5:22</p> <p>Powerpoint [2] - 7:17, 10:7</p> <p>prefer [2] - 16:11, 39:4</p> <p>preference [1] - 40:1</p> <p>preparation [1] - 10:21</p> <p>prepare [2] - 25:22, 26:6</p> <p>prepared [2] - 26:1, 31:25</p> <p>present [1] - 16:1</p> <p>presentation [5] - 7:16, 7:17, 7:18, 10:7, 24:21</p> <p>Presenter [1] - 2:14</p> <p>president [4] - 4:9, 8:10, 25:6</p> <p>pretend [1] - 4:11</p> <p>pretty [1] - 41:24</p> <p>prevent [1] - 25:16</p> <p>previous [1] - 40:10</p> <p>previously [1] - 4:20</p> <p>primarily [1] - 14:11</p> <p>prioritized [1] - 39:15</p> <p>prioritizing [1] - 11:4</p> <p>priority [3] - 31:5, 37:2</p> <p>problem [5] - 19:2, 19:6, 28:3, 28:5, 28:6</p> <p>problems [2] - 3:5, 5:8</p> <p>procedural [1] - 14:25</p> <p>procedures [2] - 14:16, 15:1</p> <p>proceedings [2] - 45:4, 45:11</p> <p>process [10] - 9:10, 11:25, 21:14, 25:22, 29:23, 30:10, 30:16, 31:16, 31:18, 31:21</p> <p>prod [3] - 32:6, 32:11, 32:20</p>	<p>prodding [2] - 31:14, 33:23</p> <p>producing [1] - 31:2</p> <p>program [9] - 7:15, 9:18, 10:3, 10:13, 14:10, 14:22, 39:14, 40:8, 40:25</p> <p>programs [4] - 11:9, 14:18, 15:5, 42:7</p> <p>project [2] - 21:3, 21:5</p> <p>projected [1] - 15:5</p> <p>projects [2] - 12:6, 37:5</p> <p>promote [4] - 11:11, 12:4, 12:5, 39:19</p> <p>properly [1] - 27:25</p> <p>property [1] - 22:8</p> <p>provide [11] - 4:3, 9:15, 11:6, 11:7, 13:24, 14:2, 16:4, 16:25, 38:10, 38:11, 38:21</p> <p>provided [3] - 13:4, 15:22, 15:23</p> <p>providers [1] - 40:9</p> <p>providing [1] - 10:24</p> <p>Public [1] - 3:1</p> <p>public [32] - 5:11, 6:17, 6:19, 6:21, 7:18, 9:17, 10:2, 11:3, 12:4, 13:22, 14:10, 14:17, 15:20, 17:5, 17:6, 29:3, 30:17, 33:15, 33:16, 35:3, 35:15, 37:8, 37:12, 38:1, 39:14, 40:8, 42:11, 43:3, 43:25, 45:5</p> <p>publicizing [1] - 15:13</p> <p>purchased [1] - 26:11</p> <p>purpose [5] - 6:17, 9:8, 10:22, 25:15, 26:18</p> <p>put [7] - 4:15, 15:18, 18:4, 19:1, 19:11, 24:5, 27:21</p> <p>putting [1] - 27:18</p>	<p>questions [3] - 6:9, 17:1, 29:16</p> <p>quick [1] - 3:16</p> <p>quicker [1] - 23:17</p>	<p>remember [1] - 32:4</p> <p>removal [1] - 25:10</p> <p>removed [2] - 27:2, 27:5</p> <p>removing [2] - 27:3, 27:5</p> <p>renovation [2] - 12:14, 12:15</p> <p>rent [4] - 13:1, 13:15, 14:6, 37:18</p> <p>rental [1] - 10:22</p> <p>rents [6] - 12:21, 12:25, 13:7, 13:10, 13:18</p> <p>repeat [2] - 9:12, 16:14</p> <p>replace [1] - 37:22</p> <p>report [1] - 27:11</p> <p>reported [1] - 45:4</p> <p>Reporter [1] - 45:1</p> <p>represent [2] - 6:19, 38:8</p> <p>represented [1] - 5:21</p> <p>requested [1] - 16:5</p> <p>require [1] - 12:19</p> <p>required [2] - 9:13, 12:22</p> <p>requirement [2] - 9:13, 14:7</p> <p>rescheduled [1] - 16:2</p> <p>residence [1] - 43:7</p> <p>resident [13] - 7:6, 7:10, 8:22, 14:18, 15:7, 15:10, 15:14, 15:16, 15:23, 17:18, 25:4, 34:24, 36:13</p> <p>residents [15] - 6:19, 12:8, 12:23, 13:24, 15:9, 15:11, 15:22, 17:22, 18:9, 25:9, 25:18, 26:10, 29:18, 29:25, 37:22</p> <p>resources [2] - 10:12, 39:24</p> <p>respect [1] - 31:7</p> <p>respiratory [2] - 28:3, 28:5</p> <p>rest [1] - 26:24</p> <p>revenue [1] - 15:5</p> <p>review [6] - 7:1, 9:5, 9:10, 9:20, 15:18, 15:21</p> <p>reviewed [1] - 7:7</p> <p>rise [1] - 35:6</p> <p>road [2] - 23:22, 33:25</p> <p>Roads [3] - 20:20, 20:22, 28:25</p> <p>Robert [3] - 2:5, 2:6, 5:25</p> <p>Robin [2] - 19:16, 19:17</p>	<p>Robinson [3] - 2:9, 5:16, 5:18</p> <p>Rod [1] - 17:9</p> <p>Rodney [1] - 20:9</p> <p>room [4] - 3:18, 22:4, 23:5, 28:8</p> <p>rooms [1] - 41:23</p> <p>Rosemary [1] - 36:13</p> <p>Ross [7] - 17:10, 17:12, 17:16, 18:8, 18:17, 18:18</p> <p>round [1] - 21:8</p> <p>row [1] - 3:6</p> <p>Rpt [2] - 45:3, 45:18</p> <p>Ruffner [2] - 1:19, 45:7</p> <p>runs [2] - 8:11, 43:13</p>
S				
<p>safe [5] - 10:5, 27:1, 41:20, 42:24, 43:25</p> <p>Safe [1] - 41:20</p> <p>safer [1] - 26:25</p> <p>safety [7] - 21:19, 25:11, 25:12, 25:15, 26:16, 26:19, 27:5</p> <p>Saturday [1] - 29:12</p> <p>save [1] - 3:24</p> <p>saw [2] - 18:9, 21:5</p> <p>scattered [1] - 13:16</p> <p>scenario [1] - 24:19</p> <p>schedule [1] - 13:15</p> <p>schedules [1] - 43:19</p> <p>School [2] - 1:19, 45:7</p> <p>second [1] - 27:23</p> <p>Section [4] - 6:21, 40:7, 41:6, 41:19</p> <p>security [1] - 11:4</p> <p>see [12] - 8:6, 11:10, 12:11, 26:22, 31:12, 34:2, 38:17, 39:1, 39:10, 40:10, 40:12, 41:21</p> <p>segregated [2] - 39:23, 40:22</p> <p>segue [1] - 30:9</p> <p>self [4] - 11:11, 37:11, 37:15, 38:22</p> <p>self-care [1] - 38:22</p> <p>self-sufficiency [3] - 11:11, 37:11, 37:15</p> <p>send [2] - 40:14, 40:18</p> <p>sending [1] - 40:8</p> <p>sends [1] - 3:25</p> <p>separate [1] - 11:21</p> <p>series [2] - 7:5, 15:15</p> <p>serious [1] - 4:12</p> <p>serve [5] - 6:13, 6:14, 15:9, 25:5, 38:7</p> <p>served [3] - 4:19, 6:3,</p>				

15:11 service [3] - 10:17, 11:16, 40:9 services [8] - 11:5, 11:7, 11:8, 11:9, 20:11, 21:9, 21:15, 21:18 serving [3] - 4:10, 15:11, 26:9 session [1] - 7:21 set [1] - 40:3 seven [2] - 8:17, 33:7 sexton [2] - 45:3, 45:18 sheet [1] - 15:6 shelters [1] - 7:4 Shep [1] - 3:7 Sheppard [1] - 2:4 Shirley [2] - 19:15, 19:20 short [1] - 30:5 show [2] - 23:23, 40:13 showed [1] - 24:1 showing [1] - 5:3 shows [1] - 5:7 Shuri [4] - 2:11, 8:9, 8:10, 8:15 shut [1] - 22:2 sic [2] - 18:1, 34:25 side [2] - 8:14, 8:15 sign [3] - 16:9, 16:12, 34:17 site [2] - 13:16, 14:12 sitting [1] - 23:4 six [2] - 5:18, 6:4 skills [1] - 17:15 smart [1] - 43:22 smoke [5] - 36:1, 42:6, 42:15, 42:22, 42:23 smoked [1] - 42:13 smokes [1] - 35:20 smoking [8] - 13:22, 35:14, 42:4, 42:9, 42:12, 42:18 Soble [2] - 2:6, 4:15 social [2] - 21:19, 21:20 someone [1] - 37:10 sometimes [2] - 39:7, 39:8 Sometimes [1] - 42:23 somewhere [1] - 19:3 soon [2] - 17:25, 30:4 sorely [1] - 31:1 sorry [3] - 24:25, 31:13, 31:18 sort [16] - 4:11, 5:5, 5:8, 6:4, 6:8, 8:5, 11:19, 16:20, 19:17, 22:7, 24:4, 32:7, 33:20, 34:2, 38:19 source [1] - 39:9 speaking [5] - 20:22, 29:1, 32:23, 37:19 speaks [1] - 22:2 special [1] - 10:22 specialized [1] - 14:12 Specialized [1] - 14:13 specifically [3] - 11:24, 12:2, 38:18 speed [1] - 21:5 spend [7] - 32:24, 33:2, 33:9, 33:13, 33:17, 33:18, 36:24 spending [3] - 33:13, 34:4, 34:22 spent [3] - 4:19, 36:25, 37:4 spray [1] - 28:9 sprayed [1] - 28:4 spraying [2] - 28:2, 28:13 St [8] - 12:16, 18:4, 20:12, 20:25, 22:13, 23:17, 29:8, 30:11 Stacey [2] - 20:16, 25:3 staff [16] - 7:25, 15:25, 16:25, 18:6, 18:13, 19:13, 24:20, 27:10, 29:9, 32:9, 32:16, 35:9, 36:5, 43:7, 43:18, 44:1 stakeholders [2] - 30:1, 30:23 stale [2] - 33:11, 34:5 stand [3] - 7:11, 8:10, 20:21 standards [1] - 12:4 start [3] - 23:6, 23:7, 33:13 started [5] - 15:9, 15:13, 15:15, 22:4, 27:3 startling [1] - 3:14 state [1] - 19:18 States [1] - 22:19 stewards [2] - 33:15, 33:16 still [4] - 12:23, 28:4, 30:7, 33:8 stop [4] - 26:21, 42:7, 42:8, 42:21 story [1] - 29:15 stove [4] - 26:4, 26:13, 26:20, 27:2 stoves [3] - 25:12, 25:14, 27:6 straight [1] - 4:17 strategies [2] - 9:23, 9:25 Street [2] - 36:7, 42:3 street [1] - 18:24 stressed [2] - 22:21, 22:23 study [1] - 12:16 stuff [3] - 6:8, 7:25, 9:4 subject [1] - 5:4 submit [1] - 16:3 submitted [2] - 16:4, 26:21 subsidized [1] - 37:17 success [1] - 29:11 sucks [1] - 28:7 suffered [1] - 26:5 sufficiency [3] - 11:11, 37:11, 37:15 suggest [1] - 32:5 Summary [1] - 1:11 supplement [1] - 41:16 support [1] - 25:8 supporter [1] - 4:24 supportive [1] - 11:9 Surrogate [1] - 18:1 survey [1] - 13:23 surveys [1] - 14:3 sustainability [1] - 12:5 swiftly [1] - 3:19 	thick [1] - 9:3 third [1] - 27:22 thoughtful [2] - 5:23, 36:4 thoughts [2] - 7:20, 16:16 three [7] - 16:15, 16:18, 22:5, 25:1, 29:6, 33:6, 42:23 Tidewater [15] - 12:16, 17:18, 18:2, 20:9, 20:13, 20:25, 21:16, 22:4, 22:6, 23:2, 24:15, 24:17, 29:3, 29:8, 36:22 Tmcq [4] - 4:9, 7:3, 25:5, 26:4 Tmcs [1] - 43:6 today [4] - 7:2, 21:12, 34:12 together [1] - 32:10 tomorrow [1] - 34:15 ton [2] - 32:24, 33:2 tonight [16] - 3:9, 3:23, 4:5, 6:18, 7:12, 8:21, 9:1, 15:22, 17:23, 18:12, 25:8, 28:15, 29:2, 29:7, 43:5, 43:25 top [7] - 18:2, 25:14, 26:13, 26:20, 27:2, 27:21, 29:24 tops [1] - 26:4 touched [1] - 27:20 towards [1] - 25:9 towels [2] - 27:19, 27:20 Tower [1] - 20:10 town [3] - 3:24, 5:19, 5:20 Town [2] - 12:15, 34:24 training [1] - 10:17 transcript [1] - 45:10 transform [1] - 23:16 transformed [1] - 30:22 transition [3] - 12:1, 40:5, 40:15 transitioning [2] - 40:2, 40:16 travels [1] - 43:25 Trevor [1] - 2:9 trouble [1] - 17:7 true [1] - 45:10 trust [1] - 24:4 try [7] - 12:4, 16:20, 17:1, 23:2, 23:10, 33:18, 37:10 trying [4] - 12:19, 33:16, 35:5, 35:7 	turn [4] - 18:10, 22:18, 22:20, 35:4 turning [1] - 17:21 two [5] - 7:15, 10:9, 24:3, 29:6, 42:23 type [3] - 13:14, 21:17, 38:24 types [1] - 11:22
U		
ultimately [2] - 8:2, 23:16 under [3] - 32:19, 38:17, 45:12 Unfortunately [1] - 21:3 unit [1] - 42:13 Unit [1] - 20:18 United [1] - 22:19 units [9] - 13:16, 13:22, 17:21, 18:11, 27:2, 27:18, 39:15, 39:16, 42:12 unnecessarily [1] - 39:20 up [22] - 4:5, 4:18, 7:25, 8:10, 13:8, 14:11, 16:9, 16:12, 16:14, 16:19, 19:8, 19:14, 19:17, 20:6, 20:15, 20:21, 21:5, 23:10, 24:5, 27:10, 27:24, 29:14 up-change [1] - 14:11 update [3] - 14:6, 14:9 updated [1] - 33:12 updating [1] - 14:16 upper [1] - 28:5 upset [1] - 17:22 Urban [1] - 9:15 urge [1] - 42:23 utility [2] - 14:6, 19:23 		
V		
valuable [1] - 22:8 Vantoria [1] - 38:4 variety [1] - 9:22 various [2] - 7:10, 11:15 verbatim [1] - 45:4 versed [1] - 35:10 Vice [1] - 2:5 vice [1] - 25:6 vlew [1] - 5:9 Village [2] - 10:14, 25:4 Virginia [7] - 1:20, 19:22, 20:19, 28:24, 		

36:8, 45:8, 45:13 vision [2] - 30:22, 34:1 vitality [1] - 11:2 volunteers [1] - 43:11 Voucher [5] - 6:20, 9:18, 10:3, 14:22, 14:23 voucher [2] - 14:17, 40:25 vouchers [3] - 10:23, 40:3, 40:4	8:15, 8:17, 22:5, 28:13, 30:6, 33:7, 33:11, 37:13 you-all [9] - 3:19, 9:12, 16:8, 17:17, 17:19, 19:24, 24:20, 26:22, 35:7 youth [2] - 11:7, 11:8
W	Z
waiting [1] - 39:23 walls [1] - 42:16 wants [4] - 6:22, 16:11, 19:17, 33:2 washers [1] - 27:17 wasteful [1] - 33:18 water [4] - 19:7, 19:8, 27:19, 27:20 ways [2] - 6:7, 40:6 wear [1] - 14:15 website [2] - 7:4, 34:11 Wednesday [1] - 45:6 weeks [1] - 8:4 welcome [1] - 36:18 well-positioned [2] - 22:7, 24:9 Wells [2] - 5:1, 5:11 Westover [1] - 28:23 whistle [1] - 16:20 whole [4] - 3:10, 17:23, 22:16, 24:1 Whro [2] - 4:24 willing [1] - 40:1 wish [1] - 43:25 wished [1] - 3:12 workers [1] - 21:20 workforce [1] - 11:14 works [1] - 5:8 worrisome [1] - 34:23 worry [1] - 30:3 write [1] - 17:13 writing [1] - 17:8 written [1] - 38:10 Wylle [1] - 25:5	zero [1] - 37:19 zip [1] - 36:10 zoning [1] - 19:9
Y	
year [14] - 3:5, 3:12, 9:18, 9:19, 13:4, 13:9, 14:1, 15:6, 20:14, 23:3, 23:4, 27:8, 40:11 year's [1] - 15:4 years [17] - 4:9, 4:21, 5:22, 6:1, 6:3, 6:4,	

GRANDY VILLAGE (TMC) TENANT MANAGEMENT CORPORATION
735 WILEY DRIVE NORFOLK, VA 23504
(757) 627- 2613



March 23, 2011

Good evening Commissioners. How are you?

My name is Stacy Logan and I reside in the Grandy Village community. I also serve as the President of the Grandy Village Tenant Management Corp. and the Vice President of the NRO.

I'm here this evening in support of some of the residents of Grandy Village and also on my own behalf, to voice our concerns about and ask for the removal of the Safe T Element that was installed on our electric stoves around November 2010.

The Safe T Element is 4 plate shaped devices that are installed on top of the existing burners on an electric stove.

From our understanding the purpose of the Safe T Element is to help prevent fires caused by cooking and to also be energy efficient. However, some of our residents do not feel that it is consumer friendly for the following reasons:

Because the device is designed to cool down once it reaches a certain temperature during the cooking process, we are no longer able to prepare certain meals in the way that we are accustomed to. We should be able to control our own cooking temperatures like the rest of the world. High heat is necessary for certain meal preparations such as deep frying and boiling pots of water. By reducing the heat some meals are not able to be properly prepared. Not even some of the most experienced southern cooks, including myself, and, you to Ms. Anderson, can prepare certain meals like we are used to. Due to the new stove tops, the TMC has also suffered a loss while trying to have a community fundraiser which was based on selling food prepared on the new stove tops. I have found that some of our residents have gone out and purchased other cooking devices such as hot plates, deep fryers, and electric pans as a replacement for stove top cooking. And though we do understand the fire safety issues, we feel that the Safe T Element is neither cost efficient, time efficient, or energy efficient. If we're cooking longer and using other devices, then how is this saving energy? Is that not defeating the original purpose?

When the Safe T Element was installed we already had in place the Stove Top Fire Stop automatic fire extinguisher. These are the same automatic extinguishes that are in all the other communities and they are safe enough for those communities. We also feel that they are safe enough for our communities. And since they were not removed from our units during the Safe T Element installation, we ask that you please have the Safe T Element removed from our stoves and allow us to continue the use of the automatic fire extinguishers.

Sincerely,

Stacy Logan, Pres. Grandy Village TMC and

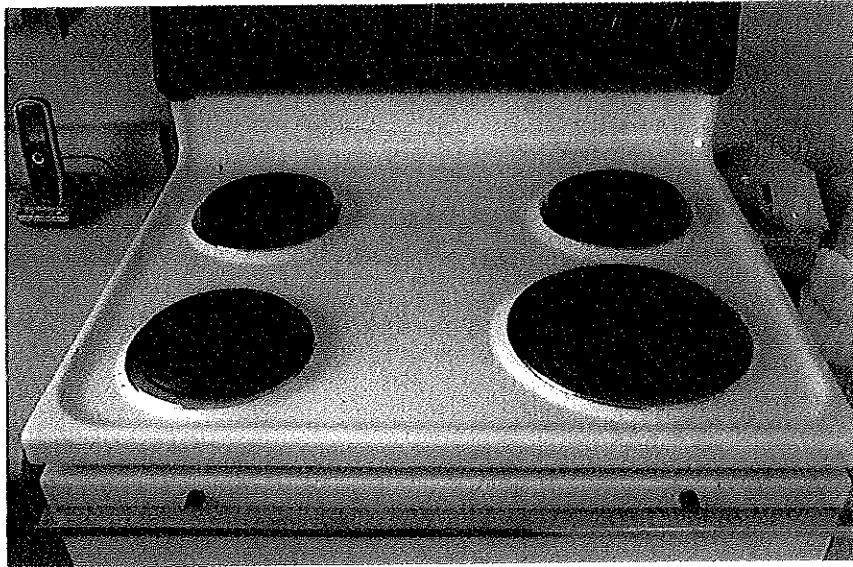
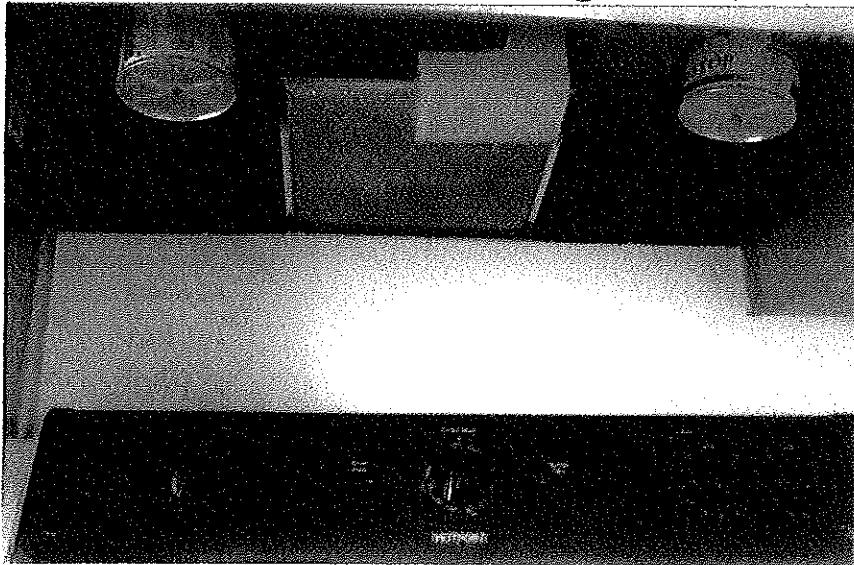
The Grandy Village Residents.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

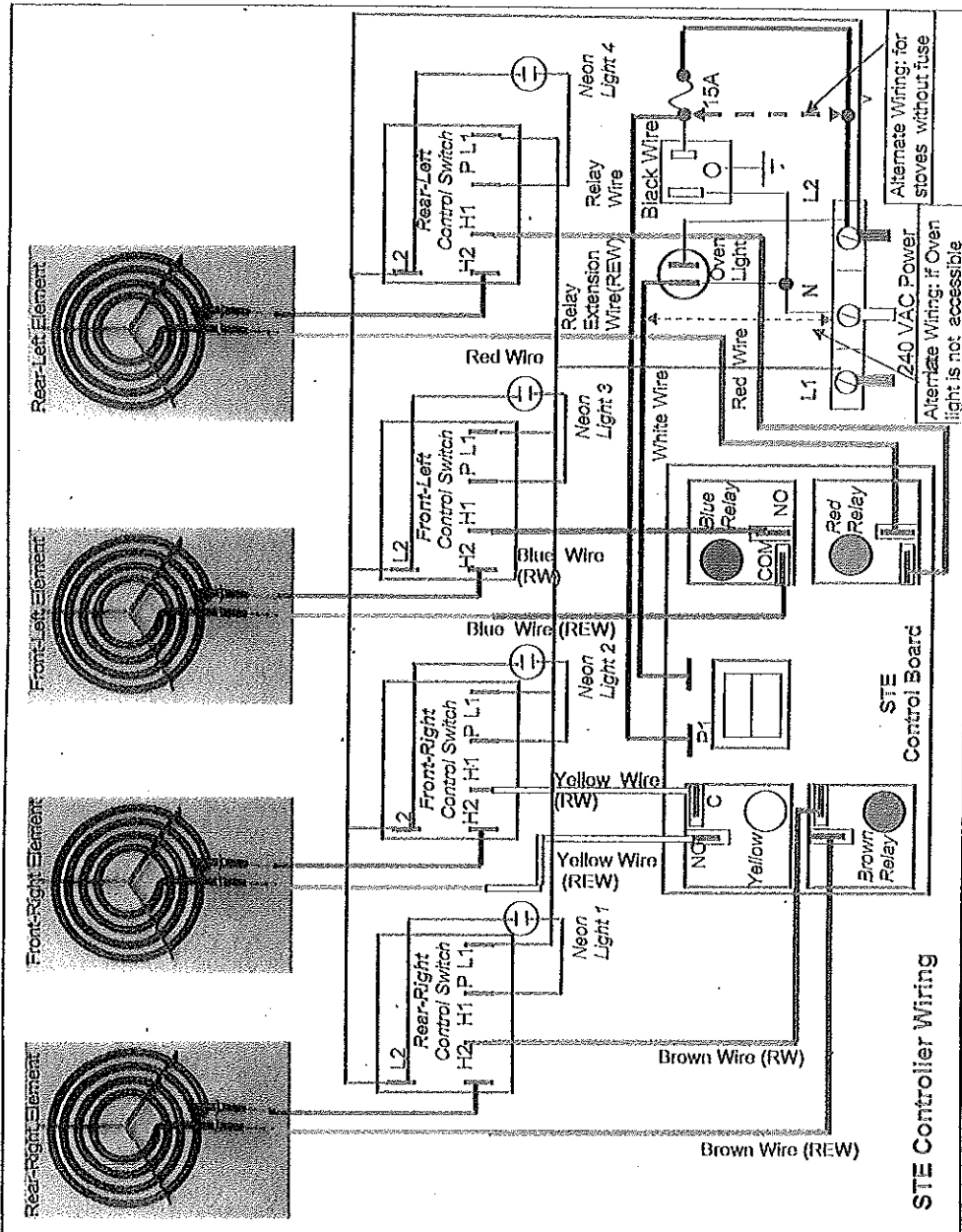
1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1. *Phragmites australis* (Cav.) Trin. ex Steud.

STOVE TOP
FIRE STOP
↓ automatic fire extinguishers ↓



Safe T Element



Safe T Element

Resident Survey

1. Do you like the Safe T Element installed on your stove?

Yes _____ 38 _____

No _____ 81 _____

2. Has it changed your way of cooking?

Yes _____ 89 _____

No _____ 30 _____

3. Have you purchased any cooking appliances to replace stove top cooking?

Yes _____ 43 _____

No _____ 76 _____

4. Do you support the removal of the Safe T Element?

Yes _____ 84 _____

No _____ 9 _____

Undecided _____ 15 _____

**The survey was conducted by going house to house and it does not include residents that were not at home during the time the survey was being conducted.*

Capital Fund Program—Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Expires 4/30/2017

Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 1 FFY 2011		Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
VA 6-6 Diggs Town			VA 6-6 Diggs Town			
Fees & Costs including A/E & Inspections			Fees & Costs including A/E & Inspections		70,000	
Site Improvements		250,000	Windows		500,000	
Kitchens		10,000	Paint Fencing		200,000	
Tile		10,000	Kitchens		-	
Energy Improvements		5,000	Tile		-	
			Energy Improvements		-	
Subtotal		275,000	Subtotal		770,000	
VA 6-8 Grandy Village			VA 6-8 Grandy Village			
Fees & Costs including A/E & Inspections		100,000	Fees & Costs including A/E & Inspections		75,000	
Sewer Cleaning		50,000	Paving		35,000	
Interiors		20,000	Exterior Upgrades		30,000	
Demolition		100,000	Development Activities		100,000	
Relocation			Relocation		138,000	
			Demolition		420,000	
Energy Improvements		5,000	Security Camera System		50,000	
Subtotal		275,000	Subtotal		848,000	
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)	

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research. The data shows a clear trend of increasing activity over time.

4. The fourth part of the document discusses the implications of the findings. It suggests that the results have significant implications for the field of study and may lead to further research in this area.

5. The fifth part of the document concludes the study. It summarizes the key findings and provides a final statement on the importance of the research.

We, the residents of Grandy Village along with the Grandy Village Tenant Management Corp. ask that the Safe T Element be removed from our stoves and also ask that we be able to continue the use of the Fire Stop automatic fire extinguishes that are also currently installed. Signed by the Grandy Village residents.

1. Stacy Logan	656 Wiley Drive
2. Erin Insley	724 Wiley Drive
3. Mr. Teyone A. Cator	3377 Kimball Terr #A
4. Loretta Eaton	3377 Kimball Terr #A
5. Sheronda Kilbrow	3373 Kimball Terr #A
6. Z. Uppe	3377 Kimball Terr. Apt. B
7. Bridgett Exline	3369-B Kimball Terr.
8. Z. Ash	742 Wiley DR
9. Sarah Hill	3360 Kimball Terrace
10. P. Usella Davis	764 Wiley DR
11. Ernestine Whithead	762 Wiley Dr.
12. Dorothy Sherman	758 Wiley Dr.
13. Ashley Flynn	752 Wiley Drive
14. Louise Taylor	744 Wiley Dr.
15. D. Mann	"
16. Dama Rogers	728 Wiley Dr.
17. Tanetia Giddens	707 Wiley DR.
18. Fernie L. Rogers	703 Wiley Dr.
19. Cheryl Barnes	714 Wiley Drive
20. Azite Brubaker	704 Wiley Dr.

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21. Clementine F Smith	704 Wiley Dr
22. Valencia Matone	702 Wiley Dr
23. Delicia Wright	632 Wiley Dr
24. Olivia Humphrey	626 Wiley Dr
25. Mike Jones	621 Wiley Dr
26. Mia & Johnson	622 Wiley Dr.
27. Clarence Williams	608 Wiley Dr.
28. Lerna Jolley	606 Wiley Dr.
29. Andrew Jones	601 Wiley Dr.
30. Quana Jones	623 Wiley Dr.
31. James Meador	625 Wiley Dr
32. David C. Sneed	629 Wiley Dr.
33. Evelyn Montgomery	631 Wiley Dr.
34. Rosalind S. S.	3358 Kimball St.
35. Walter H. H.	3354 Kimball Terrace
36. Annie Dixon	3346 Kimball Terr
37. Ella Warren	3340 Kimball Terr
38. Martha Pope	3328 Kimball Terr
39. Leta M. Johnson	3322 Kimball Terr Dr.
40. Ray P. Lewis	3318 Kimball terrace

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41. Barbara y. Patterson	3306 Kimball Terr.
42. Julianne Sorce	3312 Kimball Terrace
43. Stephanie Denis	3284 Kimball Terr.
44. Maria Gloria	3274 Kimball terr
45. Janga Juan Brachas	3302 Kimball Terr.
46. Kelly Shu	3365 A Kimball Terr.
47. Jan	3373 Kimball Terr
48. Linda Uppe	3377 B Kimball Terr
49. Dennis	3374 B Kimball Terr
50. Irma Aragon	3370 A Kimball Terr
51. John L. Blair	3364 Kimball Terr. Apt. B
52. Eric Alkier	3370 Kimball Terr. Apt. B
53. Shalith Buckley	3272 Kimball TERR II
54. Jessica Kai	3264 Kimball Terr
55. Shepherd	3262 Kimball Terrace
56.	
57. Melletth Ann	3258 Kimball Terrance
58. Chiquita Stokes	3240 Kimball Terrace
59. Laura B. D.	3244 Kimball Terrace
60. [Signature]	3230 Kimball Terrace

(20)



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- | | |
|-----------------------|----------------------|
| 1. Stephanie W. W. W. | 658 Wiley Drive |
| 2. Wela Algarin | 644 Wiley Dr. |
| 3. Roshelia Lockhart | 636 Wiley Dr. |
| 4. Darryl L. L. | 656 Wiley Dr. |
| 5. Lakisha Rivers | 660 Wiley Dr. |
| 6. Darryl L. L. | 636 Wiley Dr. |
| 7. Pandora Williams | 2918 Kimball Terrace |
| 8. Shirley W. W. | 2900 Kimball Terr. |
| 9. Lynn Noah | 704 Ballentine Blvd. |
| 10. Mary Noah | 704 Ballentine Blvd. |
| 11. Cassie P. | 2965 Kimball Terrace |

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61.	Kim Link	3228 Kimball Terr.
62.	Ashia Rollins	3226 Kimball Terr.
63.	Z. White	3220 KIMBALL TERR
64.	Jamikia O. Ricks	3218 Kimball Terr
65.	Janell King	3212 Kimball Terr
66.	Donella Hays	776 Wiley Drive
67.	Daphne Taylor	706 Ballentine Blvd.
68.	Bonnie Dancy	718 Ballentine Blvd
69.	Dee	726 Ballentine Blvd
70.	Priscilla Green	734 Ballentine Blvd
71.	Eric Sullivan	734 Ballentine Blvd
72.	Normie Bunkel	752
73.	Doris Gage	754 Ballentine Blvd
74.	Kerami Spill	2943 Kimball Terr
75.	Wanda Gibson	2975 Kimball Terr.
76.	Kim Nottingham	2989 Kimball Terr
77.	Eric Norwell - Wood	725 Kimball Ct
78.	Larry Wood Sr.	725 Kimball Ct.
79.	Angel Hargraves	736 Wiley Dr.
80.		

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- | | | |
|-----|-------------------|-------------------|
| 1. | Elizabeth Cuffee | 715 Wiley Drive |
| 2. | Kaenese Thomas | 711 Wiley Drive |
| 3. | Shirley Lee | 713 Wiley Dr |
| 4. | Shirley Johnson | 709 Wiley Dr. |
| 5. | Ernestine Johnson | 644 Wiley Dr. |
| 6. | Kerna Mancini | 664 Wiley Dr |
| 7. | Pauline Dussell | 633 Wiley Dr |
| 8. | Dorothy Jones | 732 Wiley Dr. |
| 9. | Da'Yun Yang | 720 Wiley Drive |
| 10. | Brian Bount | 929 Kimball Ct |
| 11. | Linda Smith | 715 Kimball Court |
| 12. | Vnesa Vannall | 2979 Kimball Ter |

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1. Anthony Edwards

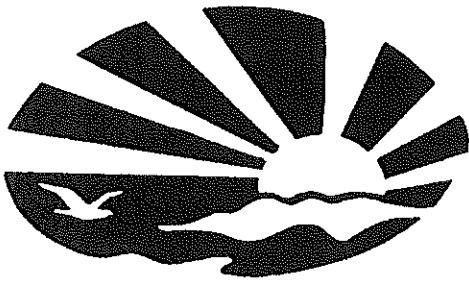
654 Wiley Dr

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Ashton Ruben

730 Wiley Drive

1. The first part of the report is devoted to a general
description of the project and its objectives. It is
followed by a detailed description of the work done
during the period covered by the report. The last part
contains a summary of the results and a few concluding
remarks.



Endependence Center Incorporated

Stephen L. Johnson, Executive Director

March 23, 2011

Phyllis Armistead
Director of Program Management
NRHA
201 Granby Street
Norfolk, VA 23510

Dear Ms. Armistead:

We appreciate the opportunity to review NRHA's 2011 draft Agency Plan and would like to submit the following comments:

We would like to submit the following data concerning persons with disabilities to help NRHA assess the affordable housing needs. According to the Centers for Medicare and Medicaid Services (CMS), there are 307 nursing home residents in Norfolk who indicated a preference to return to the community. According to 2009 HUD CHAS data, in Norfolk, there are 1,365 extremely low income renters with a mobility or self-care limitation who have a housing problem and 530 very low income with a housing problem. While this data shows affordable housing needs, the type of disability indicates the need for accessible housing as well. The 2009 ACS show an estimated 2,193 Norfolk residents living below the poverty level with an ambulatory difficulty, comprising 6% of the total population living below the poverty level (36,351). ACS data shows that there are 1,769 Norfolk residents living below the poverty level with a sensory disability, which comprises nearly 5% of the total population living below the poverty level.

Many people with disabilities prefer housing that is integrated. We recommend affordable, accessible housing development that is within integrated housing rather than in buildings that target only people with disabilities. Among the housing units planned in mixed income developments, we recommend that the 504 accessible units be prioritized to people with disabilities in order to maximize the use of available accessible units by individuals who need these features. We appreciate that NRHA is working to incorporate universal design features in new housing developments; this effort will further fair housing and increase options for accessible housing. We recommend that NRHA increase the minimum required 5% accessible units to meet the demand from the disability community and include features such as roll-in showers and 5 foot turning diameters in bathrooms and kitchens. As NRHA is seeking to use LIHTC funds, these funds have incentives for developers to incorporate universal design.

As NRHA seeks to develop senior housing, we recommend that NRHA expand on affordable housing that would benefit ELI non-seniors with disabilities as well.

The Center for Independent Living serving South Hampton Roads

6300 East Virginia Beach Blvd.
Norfolk, VA 23502-2827

(757) 461-8007/V (757) 461-7527/TDD (757) 455-8223/Fax (757) 461-5375/Fax
www.endependence.org ecinorl@endependence.org

In the housing needs chart, we hope that NRHA will consider to include data for families with disabilities. HUD CHAS information includes data on people with mobility and self-care limitations who have housing needs. This data will help to account for the extent of need for accessible housing of ELI and VLI persons with mobility impairments.

To promote community living options for people unnecessarily placed in nursing homes and in other institutional settings, we recommend that NRHA establish a preference for transitioning individuals. Establishing this preference will allow NRHA to set aside new and existing vouchers for people waiting to transition in need of affordable housing.

In affirmatively marketing Section 8 and assisted housing opportunities, we recommend that NRHA include nursing homes and other institutional settings such as intermediate care facilities when sending out public notices to non-profit agencies. Individuals with disabilities in these settings are less likely to be informed of available affordable housing opportunities. We also recommend that notices are sent to MFP transition coordinators and case managers who are assisting transitioning individuals. We hope that this language can be included in the Agency Plan as well as the Administrative Plan concerning outreach and affirmative marketing.

We appreciate that NRHA plans to implement the voucher homeownership program. This will assist families with disabilities on a fixed income, who would not otherwise be able to become home owners, to have the opportunity to do so.

Because there are limited options for available accessible units among Section 8 participating landlords, additional assistance is needed for many Housing Choice Voucher recipients. While there is limited grant assistance available to renters, most individuals are only able to modify the entrance, unable to make modifications to the bathrooms and/or kitchens as well. Therefore, many individuals with disabilities because of their extremely low incomes are unable to have full enjoyment and use of their housing. To ensure that recipients with disabilities can have full benefit of the Section 8 program in accessing safe housing, we hope that NRHA will consider seeking funds to meet this need.

Respectfully submitted by,

Vantoria Clay
Housing and Transportation Coordinator

Comments by Shirley Confino-Rehder,
Chair, Norfolk Mayor's Commission for Person with Disabilities
3/18/2011

Five Year Plan

Goal 1: Increase the availability of decent, safe, accessible and affordable housing.

- Seek partnerships with entities to further the goal of creating additional affordable, accessible housing opportunities.
- Work closely with other entities, including City of Norfolk departments, to create incentives to expand the supply of affordable, accessible housing.
- Explore, develop, and if feasible acquire affordable, accessible housing in locations throughout Norfolk to decrease densities of low-income persons and to promote mixed-income communities.

Goal 2: Improve the quality of assisted housing.

- Renovate or modernize public housing units in Oakleaf Forest, Grandy Village, and Diggs Town communities creating as many accessible units as possible, using universal design concepts in the renovations to accommodate adaptability.
- Continue participation in the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community, using the concepts of livable communities and Universal Design in the planning.

Goal 3: Increase assisted housing choices.

- Use incentives to create accessible housing and including Universal Design.
- Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods. Educate property management to include and create livable community concepts for socialization, encourage UD in retrofitting properties.
- Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income. Research feasibilities of options in housing such as co-housing, shared housing.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

- Research and partner with City, State and Government programs to train residents and HCV clients for self-sufficiency, employment, parenting, life living skills, peer mediation.

Goal 7: Improve energy efficiency in public housing.

- Educate public housing residents on energy conservation and recycling methods.

Annual Plan

Goal 1: Increase the availability of decent, safe and affordable, using Universal Design concepts for adaptability and accessibility.

- Continue to develop the Grandy Village public housing site to prepare for the new construction of both public housing units and affordable, accessible housing units.
- Leverage private and/or other public funds to support the development of additional affordable, accessible housing in NRHA-owned public housing communities, such as Grandy Village and Partrea Apartments. Financing measures may include LIHTC equity, RHF funds, or debt financing.
- Leverage private and/or other public funds to support the development of additional affordable, accessible housing on NRHA-owned property, such as Oakmont North. Financing measures may include LIHTC equity, RHF funds, or debt financing.

Goal 3: Increase assisted housing choices.

- Continue demolition of the Moton Circle public housing community in preparation for the development of new affordable, accessible public housing units.
- Implement a leadership development and training program to understand Universal Design concepts in planning new units and public spaces; in retrofitting units and public spaces; to understand the

difference between adaptable and accessible design; to achieve the most flexible design for all tenants and owners without spending additional funding unless required; to achieve the most aesthetically appealing units while allowing future additional of needed assistive technology such as grab bars, electric door openers, etc.

Goal 4: Improve community quality of life and economic vitality.

- Explore the feasibility of co-housing programs.

Grandy Village Community Meeting

March 17, 5pm

Presentation given on the plan, providing highlights. Recommendations received:

- Replace the "Safe T" elements on the stove. They do not get hot and or maintain temperature for cooking, especially frying and boiling. Some residents have purchased special pans/pots for cooking.
- Work with the Gravel company to: establish separate entrance/exit for trucks; ensure they routinely spray the work area to keep down the dust; establish working hours, not late at night.
- Replace street signs for Wiley/Kimball Circle.
- Speed bumps needed in community. Have lot of people who speed throughout community and it is not safe especially for the kids.

Endeppendence Center Housing Workshop

February 17, 2011

1:30 – 3:30

Overview of Presentation

Overview of the Annual Plan process was provided, which included mandate by HUD, purpose, steps, and public hearing.

Then highlights of the draft plan were given. Comments/recommendations received were:

- Some attendees liked the idea of having non-smoking communities;
- Make new communities visitable;
- New housing developed to include universal design (currently in the plan);
- Accessible units are too small for wheelchair maneuverability;
- Not adverse to having a building for disabled if it means more housing for the disabled, particularly for those being deinstitutionalized;
- When there is only one bathroom would rather have a shower that you can roll in, or if more than one to have at least one with roll in shower;
- Suggest retrofitting bathrooms in current housing stock, ;
- Make halls 44" and doors 36" a standard of design;
- Also want housing for the disabled to be integrated; (currently in the plan)
- Would like to see NRHA exceed the minimum accessible housing requirement by HUD particularly in new communities;
- Lastly, there is a need for more housing for the disabled (non senior), so as NRHA considers building housing for seniors, please be mindful that the disabled are in need of housing (small and large units).

Bobbitt Midrise Community Meeting
Feb. 17, 2011 10am – 11:30am

Mtg started at 10:08. 12 residents in attendance. Highlights of the draft plan were provided to attendees. The following comments were received:

- Some attendees expressed concern over establishing non smoking facilities. Would like to have a climate controlled and safe place to smoke. Believe it is illegal or unconstitutional, and one person said she would be happy to have non smoking building because the smoke bothers her.
- Roaches are a big problem. Some have them worse than others but it is a problem in the building.

Annual Plan Recommendations from RAB 11-16-2010

- Bugs (roaches) are a concern in units.
- Look into providing or securing Renters Group Insurance for residents, which should be cheaper than individual rates.
- Provide residents with financial counseling/training, particularly to prepare for homeownership or private rental.
- Provide handicap accessible units in all communities, to include TMC offices. (Calvert Square)
- Explore developing a decal controlled parking program.
- Replace stoves that have special elements, the stoves temperatures do not get very hot.
- Do not buy refrigerators similar to those currently provided. They don't work properly, have a lot of repairs.
- Hire residents to assist with contracts in communities.
- Explore Dominion Virginia Power charges.
- Address street and yard flooding issues in communities.
- As developing a smoking policy include smoking area, smoking cessation program, and address safety in the area for smokers.
- Franklin Arms have problems with satellite reception, telephone reception, would like screen doors for porches and repairs to porch floors.
- Carpet in Bobbitt is an issue, particularly for wheelchairs.
- Assist residents with paying for excess utilities.
- Replace tile in communities.
- Replace locks in Tidewater.
- Paint units throughout communities and or make available paint.



Come Out, Speak Out!

NRHA 4TH ANNUAL RESIDENT FORUM

Let's plan the future of assisted housing together.

**November 13, 2010
8:30 a.m. – 12 noon
Ruffner Middle School**



All public housing residents and Housing Choice Voucher participants are urged to attend.



Information on housing programs and services will be available.



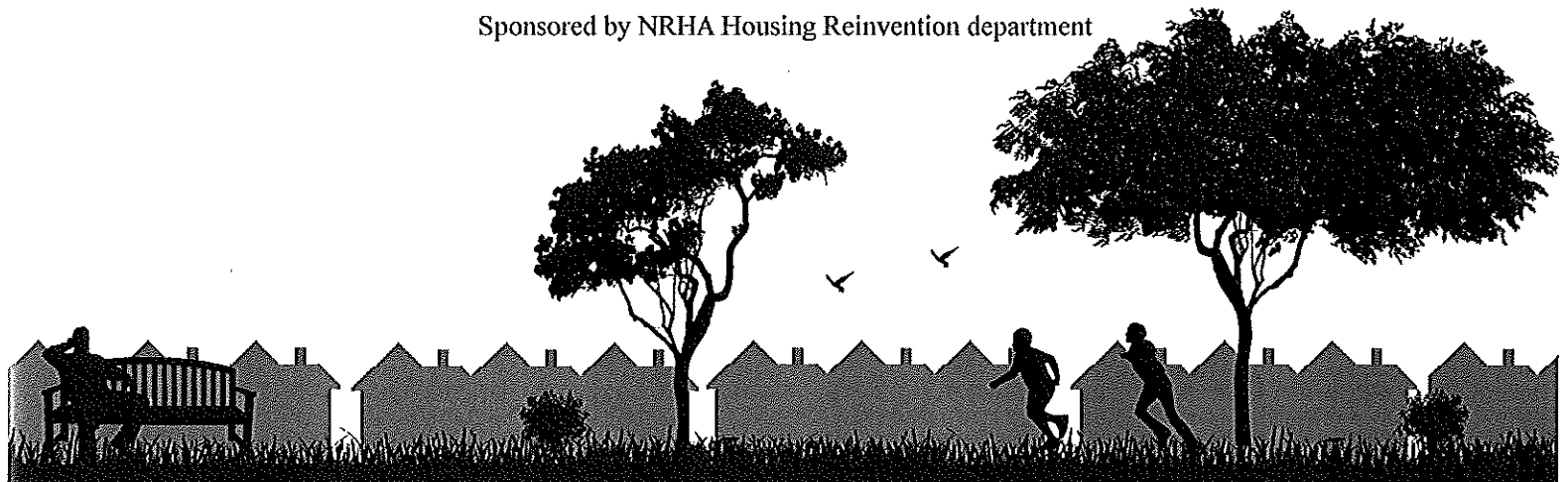
Continental breakfast provided.

For transportation reservations, please call Rhonda Rich at 314-2669.

For more information, contact Phyllis Armistead at 314-2001.

See you on the 13th!

Sponsored by NRHA Housing Reinvention department





4th ANNUAL RESIDENT FORUM MTG

Meeting Notes

8:30 Am – 12:00 p.m.

Ruffner Academy M.S.

November 13, 2010

Residents Present: (Attendance sheet attached)

NRHA Staff Present: (Attendance sheet attached)

PROPERTY MANAGEMENT SESSIONS:

1. No Smoking Policy

Positive Aspect

- a. Second-hand smoke**
- b. Damage to neighboring units due to fire**
- c. Access to Cessation Programs**

Negative Aspect

- a. Already to restrictive**
- b. Home only place to relax**
- c. Cause problems being out in the community to smoke**

All were advised that a survey will be mailed out to all residents.

2. ACOP Reviewed

3. Issues raised were parking, standing water and porches (Franklin Arms)

CLIENT SERVICES SESSIONS:

The Client Services Department shared in both sessions all services, programs, and trainings available to public housing residents and HCV clients through on-site Case Managers and Self-Sufficiency staff. The feedback from the residents includes the following:

Proposal: Residents and HCV clients would like to see computer classes provided for elderly/disabled residents and HCV participants.

Solution: Client Services has currently arranged through a computer training contract classes for elderly/disabled residents and utilizing the transportation services in Workforce Development (WFD) to transport them to the training site. HCV participants interested in enrolling in the on-site classes are welcomed.

Proposal: Residents were interested in seeing Health Coordinators through our Health Initiative Program available in the Tenant Management Corporation Offices (TMC).

Solution: Client Services is soliciting for Community Health Workers and the TMCs are welcome to participate in this effort. Community Health Workers must be trained through WFD and placed throughout the communities accordingly.

Proposal: Residents were interested in re-establishing an old program that they felt would bring resiliency to the community for single mothers. The program was a "Women's Support Group".

Solution: The Client Services supports this idea as well as the on-site Case Managers. We will be instrumental in making this possible and provide the necessary support needed to the residents. This is something Client Services, the Case Managers, and the residents will have to coordinate.

Proposal: Residents suggested we incorporate a partnership with our Elderly and Youth to discuss life issues that encourages and builds basic life skill principles and foundations.

Solution: Client Services and the Case Managers will support this effort by whatever means necessary.

Question: Residents questioned if they could visit other communities for workshops and services.

Answer: Yes they can.

Question: Residents questioned if transportation could be provided for all residents to go to work and college.

Answer: Transportation is a temporary solution and is utilized for a length of time allowing the resident to become established financially and sustain himself with reliable transportation. Preference is given to residents enrolled in the Workforce Development program. Transportation to college is a case-by-case basis.

FSS: The Client Services Director solicited to all residents and HCV clients the importance of participating in the PH and HCV FSS programs. The residents were not aware of all the "perks" that come with this program but showed an interest.

SAFETY & SECURITY SESSIONS:

CAPITAL FUND SESSIONS:

David Heim reviewed the scope and cost of physical improvements being made in our housing communities. He also reviewed the physical needs assessment and the strategic planning effort currently underway.

Question: Will the move-in criteria in Broad Creek be the same for Moton Circle when it is rebuilt.

Answer: David said that the move-in criteria are different for each community and the residents of each community help set those criteria.

Question: Does NRHA have any units that are rent to own.

Answer: David said that NRHA has 17 scattered site units that are rent to own and NRHA is interested in selling these units.

Question: Has NRHA sold parts of Grandy Village to someone else?

Answer: Donnell Brown explained that some areas of Grandy Village had been included in a tax credit deal and that as such those areas have been conveyed to the tax credit partnership, not to a private developer.

Other questions raised:

Question: Can the little traffic circle/island at Kimball and Wiley in Grandy Village be removed? (According to Ms. Martin this was in reference to Kimball Loop, not Wiley)

Answer:

Question: Can something be done about the flooding on Campostella on the Oakleaf side because sometimes the children have to cross over to the Diggs Town side, then walk down to the school, then cross back over?

Answer:

Question: Can you build a community center in Oakleaf?

Answer:

Question: Can you buy better refrigerators when you provide replacements?

Answer:

Question: Can something be done about the flooding in Tidewater on the path to school so the children can walk to school easier?

Answer:

Question: Can you replace the gas stoves in Diggs Town with electric ones? There are a lot of wasted maintenance calls because people report they smell gas and then it just turns out they didn't turn their burner completely off.

Answer:

Question: Can the safety devices placed on the stoves in Grandy be removed? They make it so the stove does not get hot enough to cook anything.

Answer:

Question: Why don't we have recycling bins in the public housing neighborhoods?

Answer:



March 23, 2011

TENANT CHARGE CATALOGUE

The Specialized Maintenance Department poses the following changes to the Tenant Charge Catalogue (effective date July 1, 2011). These changes are based on the average prices for these trades. Specialized maintenance rates increased based on gas and vehicle maintenance, not hourly wage increases. Last rate change took place in July 2009.

Please note that tenants will not be charged for damages due to normal wear and tear.

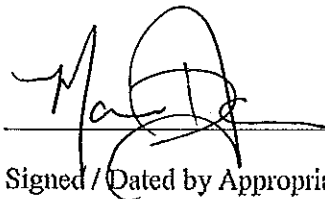
Specialized Trades	New Hourly Rate	Old Hourly Rate
Specialized Electrical Staff	\$85.26	\$83.90
Specialized Plumbing Staff	\$64.30	\$62.84
Specialized Carpentry Staff	\$81.10	\$79.85
Specialized Flooring Staff	\$56.49	\$55.10

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Marcus D. Jones the City Manager certify that the Five Year and
Annual PHA Plan of the Norfolk Redevelopment & Housing Authority is consistent with the Consolidated Plan of
the City of Norfolk prepared pursuant to 24 CFR Part 91.

 3/22/11
Signed / Dated by Appropriate State or Local Official

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7-2011 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

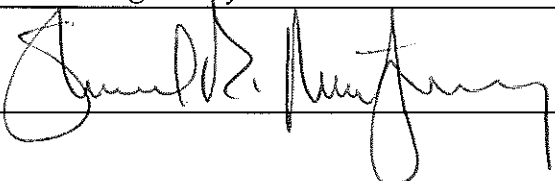
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Norfolk Redevelopment and Housing Authority VA 006
 PHA Name PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

X Annual PHA Plan for Fiscal Years 20 11 - 20 12

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Shurl R. Montgomery	Chief Executive Officer
Signature	Date
	4.13.2011

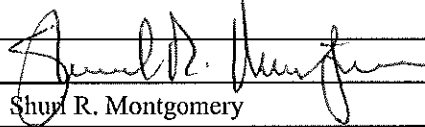
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award		3. Report Type: <input type="checkbox"/> NA a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ NA		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u></u> Print Name: <u>Shun R. Montgomery</u> Title: <u>Chief Executive Officer</u> Telephone No.: <u>757-533-4691</u> Date: <u>4/13/11</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

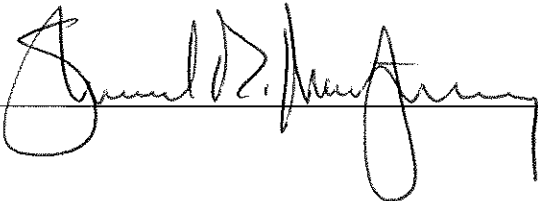
Norfolk Redevelopment and Housing Authority

VA 006

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official		Shurl R. Montgomery		Title		Chief Executive Officer	
Signature				Date		4.13.2011	

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Norfolk Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Vouchers

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

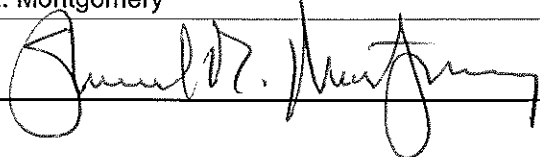
Name of Authorized Official

Shurl R. Montgomery

Title

Chief Executive Officer

Signature

X 

Date

4.13.2011